



1945 Kings Road

Jacksonville, Florida 32209

Property Highlights

- Open to Lease by Credit Tenant – call for pricing
- 15,700 vehicles per 24-hour traffic count
- Visible location with lighted pylon signage
- CCG-1 Zoning allows for a multitude of commercial uses
- Sold As Is, Where Is

Property Overview

Retail investment opportunity in the heart of Jacksonville, FL. This 9,090 SF free-standing building, constructed in 2007, is zoned CCG-1, offering versatility for a multitude of commercial uses with high visibility and accessibility. With 15,700 vehicles passing by daily, the property boasts prime exposure, complemented by prominent lighted pylon signage. Open to lease by a credit tenant, this property presents an enticing prospect for investors seeking a strategically located retail space primed for success.

Offering Summary

Sale Price:	Call For Pricing
Building Size:	9,090 SF
Lot Size:	1.13 Acres
Zoning:	CCG-1
Parking:	39 spaces
Traffic Count:	15,700 AADT

For More Information

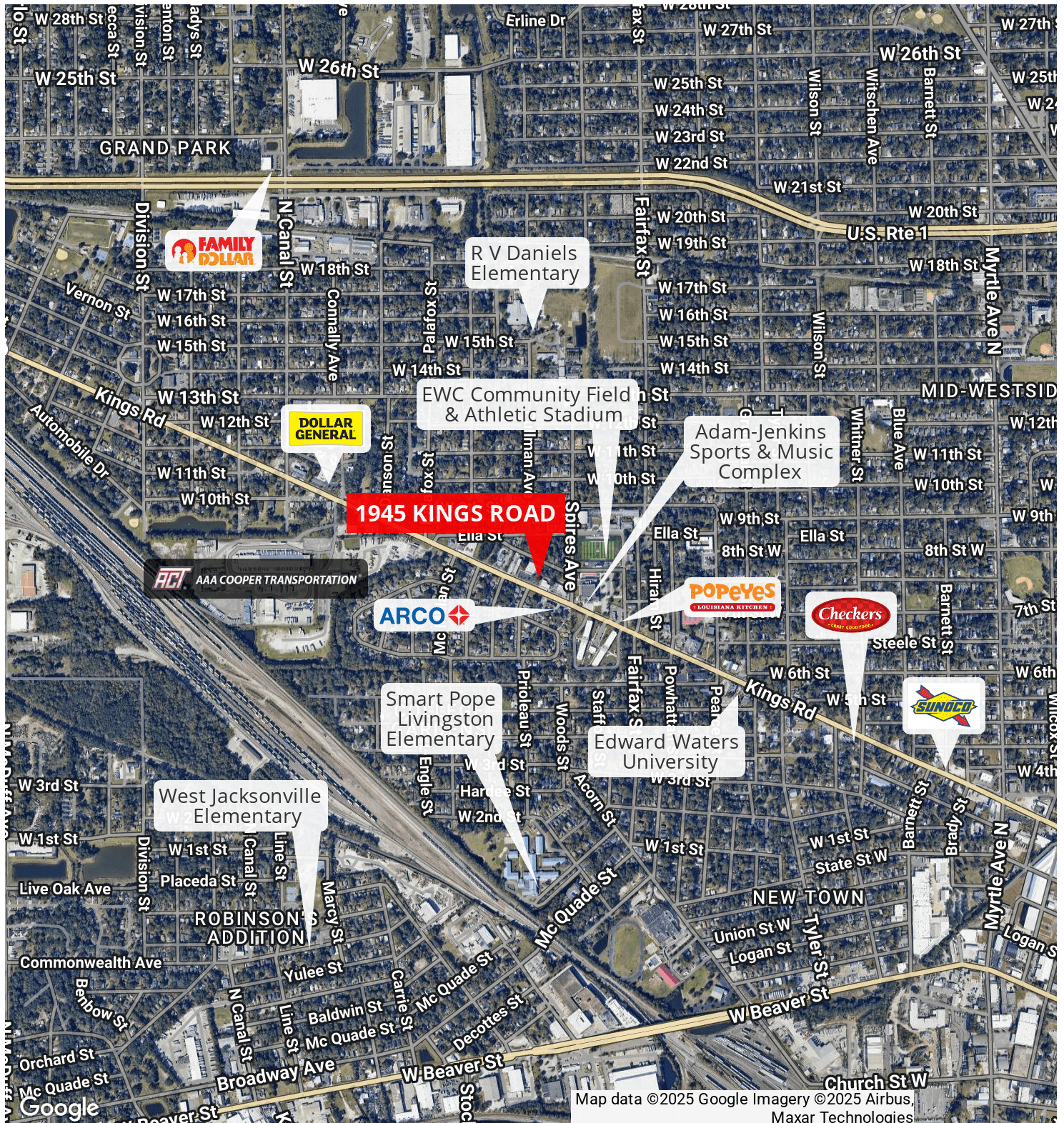


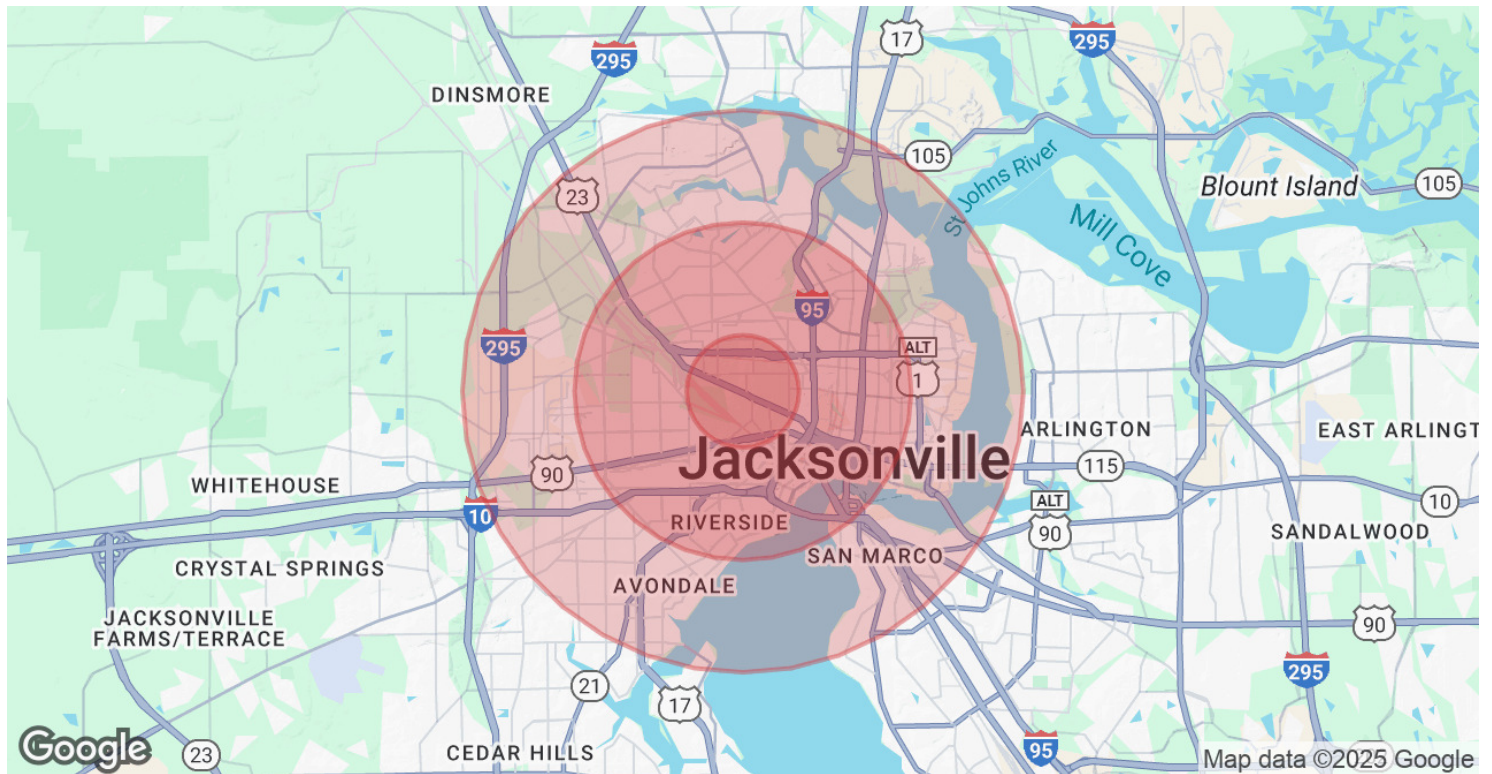
Austin Kay

Vice President, Retail Specialist
O: 904 493 4495 | C: 904 386 4881
ak@naihallmark.com









Population	1 Mile	3 Miles	5 Miles
Total Population	15,200	94,092	173,941
Average Age	39	40	40
Average Age (Male)	38	39	39
Average Age (Female)	40	42	42
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,875	39,490	73,217
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$36,502	\$50,385	\$61,918
Average House Value	\$145,297	\$222,834	\$252,786

Demographics data derived from AlphaMap