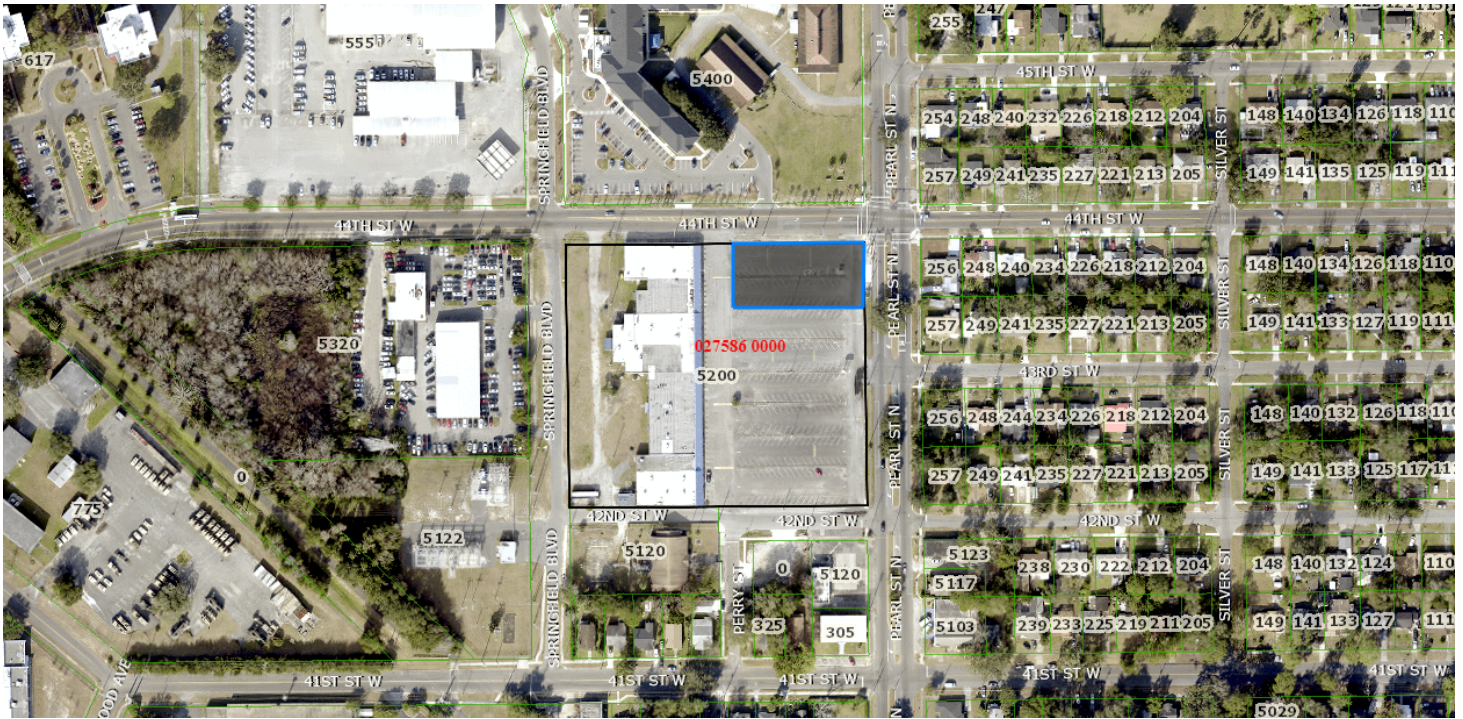


LEASE

BUILD TO SUIT

5200 Pearl Street Jacksonville, FL 32208



PROPERTY DESCRIPTION

Land AVAILABLE for LEASE as a GROUND LEASE or BUILD TO SUIT in North Jacksonville!! This property is located in the parking lot of a 46,756 square foot strip center with tenants in place and is across from the Department of Children and Families, Lighthouse Christian School and multiple residences. Being positioned down the street from Andrew Jackson High School Stadium, North Shore Elementary, North Shore School, New Hope Assembly of God and other local businesses, this is the IDEAL location for most businesses with the ability to create a building with a drive-thru!!

PROPERTY HIGHLIGHTS

- IDEAL LOCATION FOR MOST DRIVE-THRU BUSINESSES!!
- AVAILABLE TO LEASE AS A GROUND LEASE OR BUILD TO SUIT!!
- LOCATED NEARBY BUSINESSES, SCHOOLS, CHURCHES AND RESIDENCES!!

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,000 sf
Zoning:	CN

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,399	82,691	220,934
Total Population	8,846	174,219	491,716
Average HH Income	\$34,664	\$44,855	\$57,932

Christie Maimo
352 514 7772

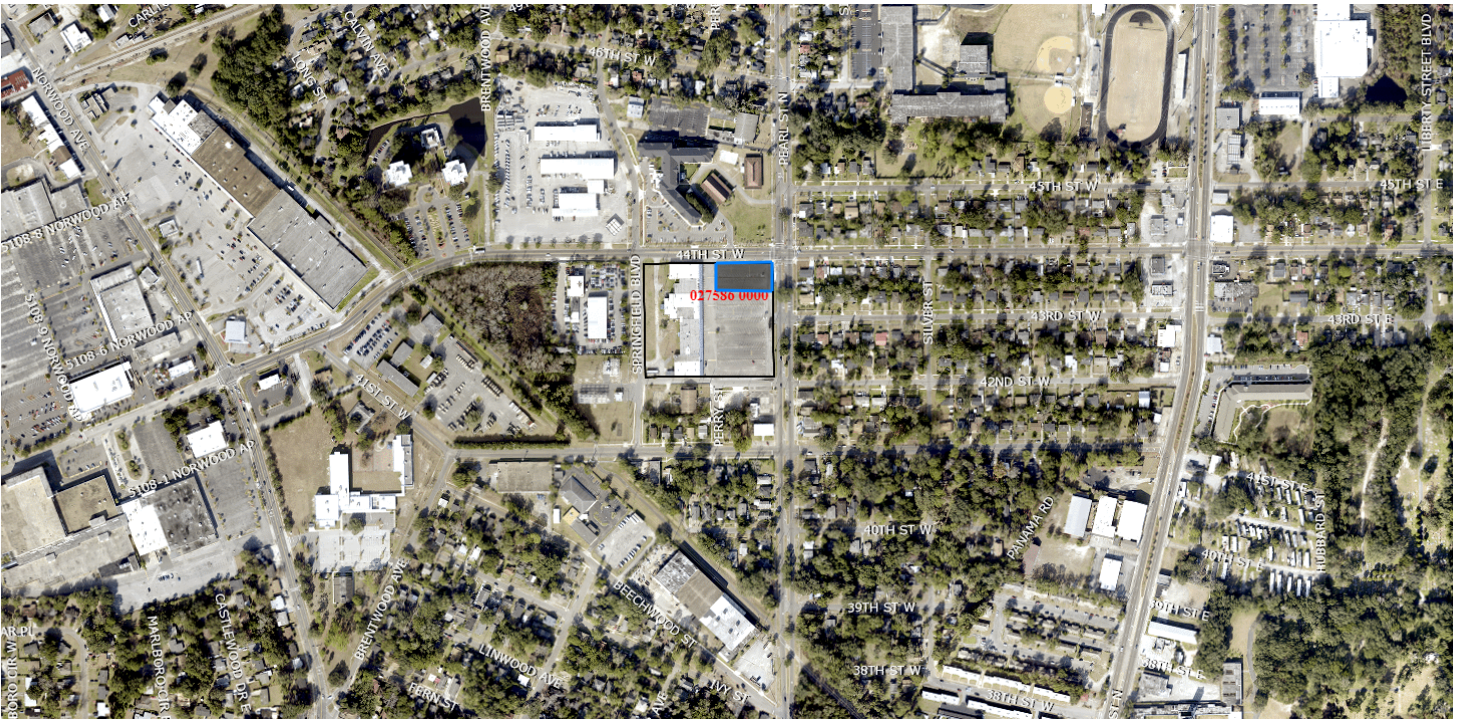


COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

LEASE

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5200 Pearl Street Jacksonville, FL 32208



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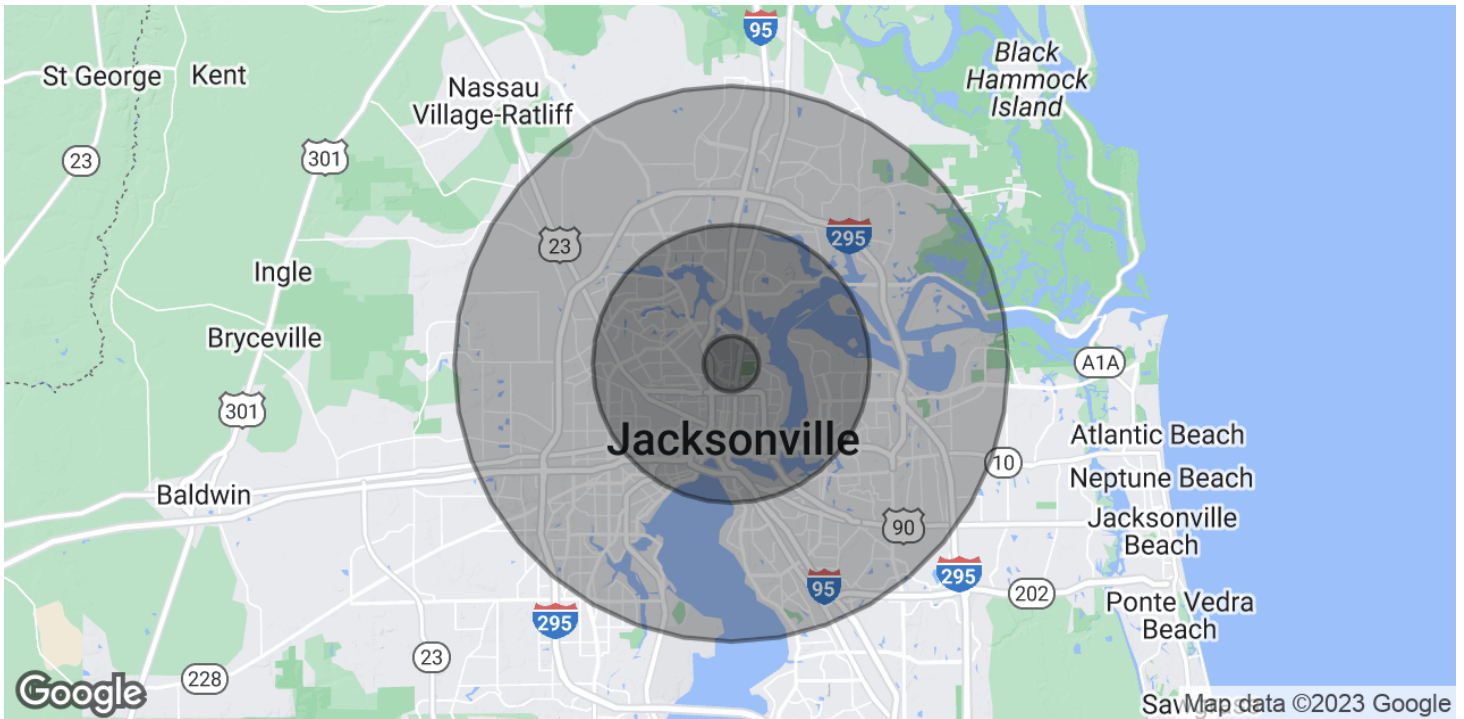


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,846	174,219	491,716
Average Age	37.4	37.3	37.4
Average Age (Male)	28.8	35.1	35.6
Average Age (Female)	40.2	39.1	38.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,399	82,691	220,934
# of Persons per HH	2	2.1	2.2
Average HH Income	\$34,664	\$44,855	\$57,932
Average House Value	\$76,208	\$136,549	\$171,884

* Demographic data derived from 2020 ACS - US Census

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