

13755 & 13751 ATLANTIC BLVD JACKSONVILLE, FL 32225 9,200,000

kw ATLANTIC
PARTNERS
KELLERWILLIAMS. REALTY

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THE PROPERTY

This property is situated along the north side of Atlantic Blvd located between Atlantic Boulevard bridge and the intersection of San Pablo Road.

PROPERTY FEATURES

- 2.7 +/- Acres
- CCG-1 Zoning, PUD & CCG-2
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- AADT 41,500
- Survey
- 3 miles from Ocean
- City Water and Sewer
- Three Parcels
- High Visibility

5 MILE AREA DEMOGRAPHICS

- Population 164,557
- Mean income 102,750
- Median Age 37
- Households 62,813

AREA BUSINESSES

- Fresh Market
- Crunch Fitness
- Walmart Supermarket
- Atlantic Self Storage
- Restaurants
- 2 Gas Stations





AREA NEIGHBORHOODS

- Terrabella Apartments
- Miravista
- Queen's Harbor
- The Woods
- Pablo Point
- San Pablo Creek
- Seagrass Apartments
- The Enclave
- Pablo Cove
- Water's Edge

LEASE INFORMATION

The property consists of 13751 Atlantic Blvd, 13755 Atlantic Blvd, and the adjacent parcel at 0 Atlantic Blvd in Jacksonville, Florida, comprising a total of approximately 2.76 acres. The parcel at 13751 Atlantic Blvd totals 0.92 acres and is zoned PUD. It includes a building with 3,400 square feet of heated area and 4,240 square feet of effective area, with building dimensions of approximately 40 feet wide by 85 feet long. This building is currently utilized for automotive-related use.

The parcel at 13755 Atlantic Blvd consists of 0.65 acres and is zoned CCG-2. The property is improved with a larger commercial building totaling 11,450 square feet of heated area and 12,200 square feet of effective area. The building is divided into two sections: Side A, approximately 8,000 square feet, currently associated with the Custom Marine space, and Side B, approximately 3,450 square feet, which is occupied by Revel Golf Carts.

The adjacent parcel at 0 Atlantic Blvd totals 1.19 acres and includes approximately 0.76 acres of waterfront land zoned CCG-1 and approximately 0.43 acres designated as swamp. Collectively, the properties offer a mix of stabilized commercial improvements, flexible zoning, and additional land, including waterfront frontage, along a high-traffic corridor on Atlantic Boulevard.

