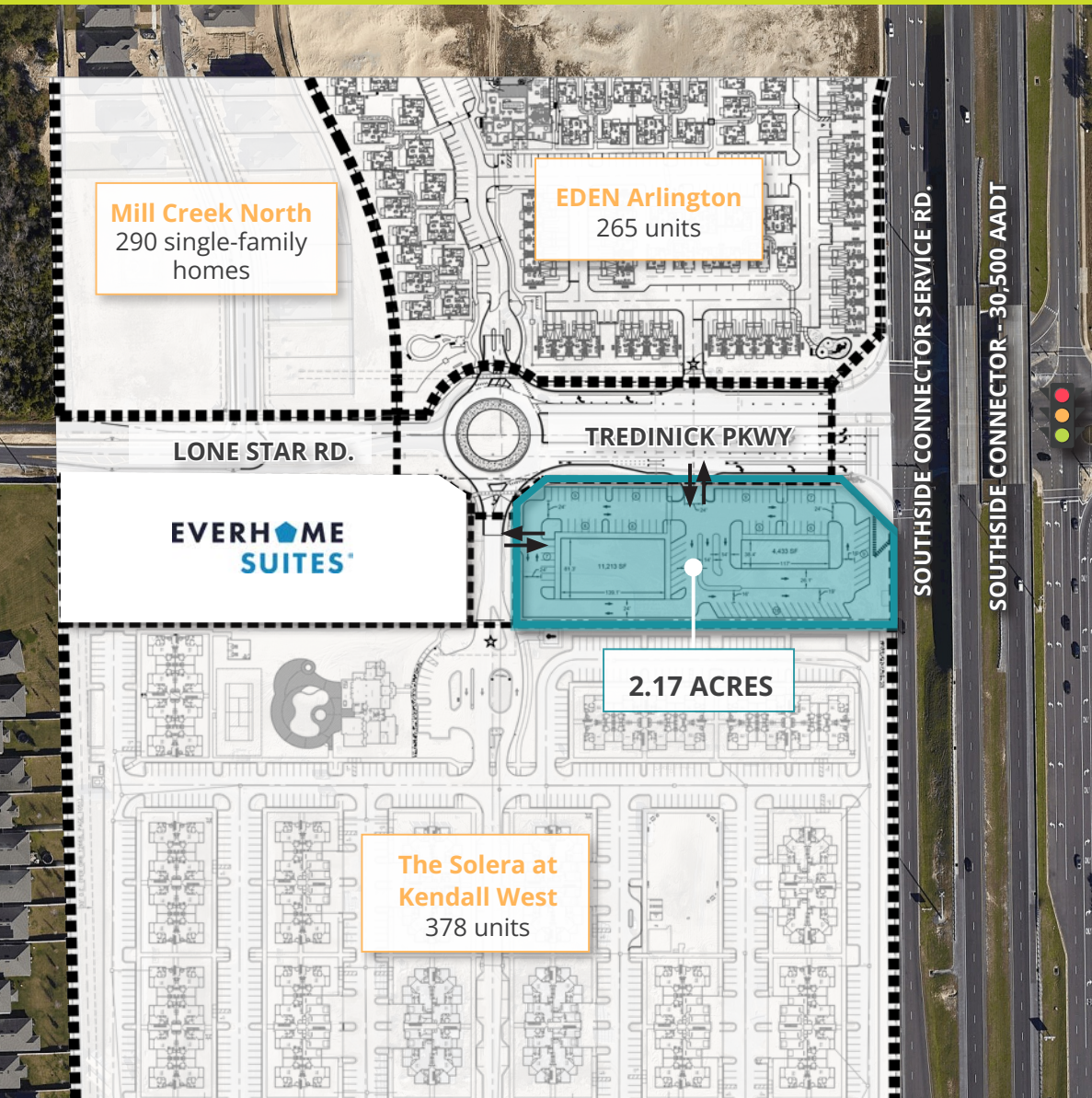


TREDINICK PARKWAY

Jacksonville, FL 32211

FOR SALE OR LEASE



PROPERTY OVERVIEW

- » **Commercial land for sale or lease: 2.17 AC**
- » Situated just west of Southside Connector Service Road on Tredinick Pkwy.
- » Conveniently located just seven miles from downtown Jacksonville
- » Immediately surrounded by more than 900 new and proposed single- and multi-family homes
- » Strong demographics with more than 200K residents within a five-mile radius
- » Nearby retailers include Walmart Supercenter, Publix, Ross, Target, Home Depot, and Lowes

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,583	89,059	200,325
Households	4,949	35,282	78,846
Daytime Pop.	9,520	56,091	129,895
Ave. HH Income	\$80,273	\$79,506	\$89,268



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