



NEW KINGS RD. & TROUT RIVER PARCEL 1 AC | GROUND LEASE OR BUILD-TO-SUIT

Trout River Blvd
Jacksonville, FL 32219

SEAN MCGILL
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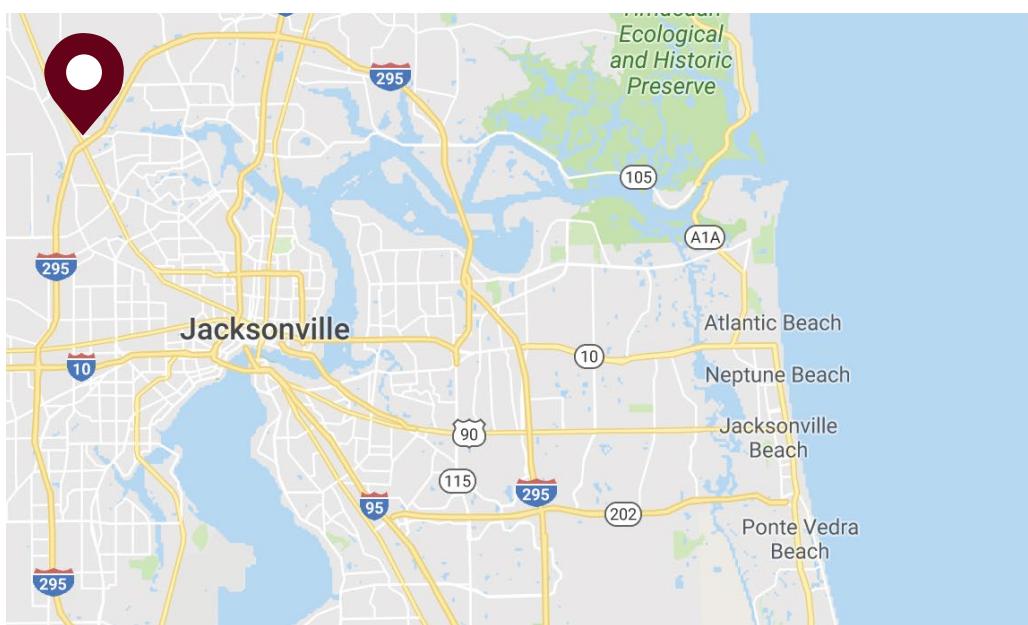
PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- Approximately 1.0 acres
- Pad site with utilities stubbed and off-site retention
- Adjacent retailers include Tractor Supply, Waffle House, and Wendy's
- Located directly in front of a new 188-unit townhome development
- Easy access to I-295, I-95, and Jacksonville International Airport

DEMOGRAPHICS

	3 MILES	5 MILES
2022 Population	33,125	81,322
Projected 2027 Population	34,505	84,803
Households	12,017	29,344
Median Age	40.3	39.3
Median Household Income	\$53,398	\$50,358
Average Household Income	\$67,195	\$64,846



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SURROUNDING AREA

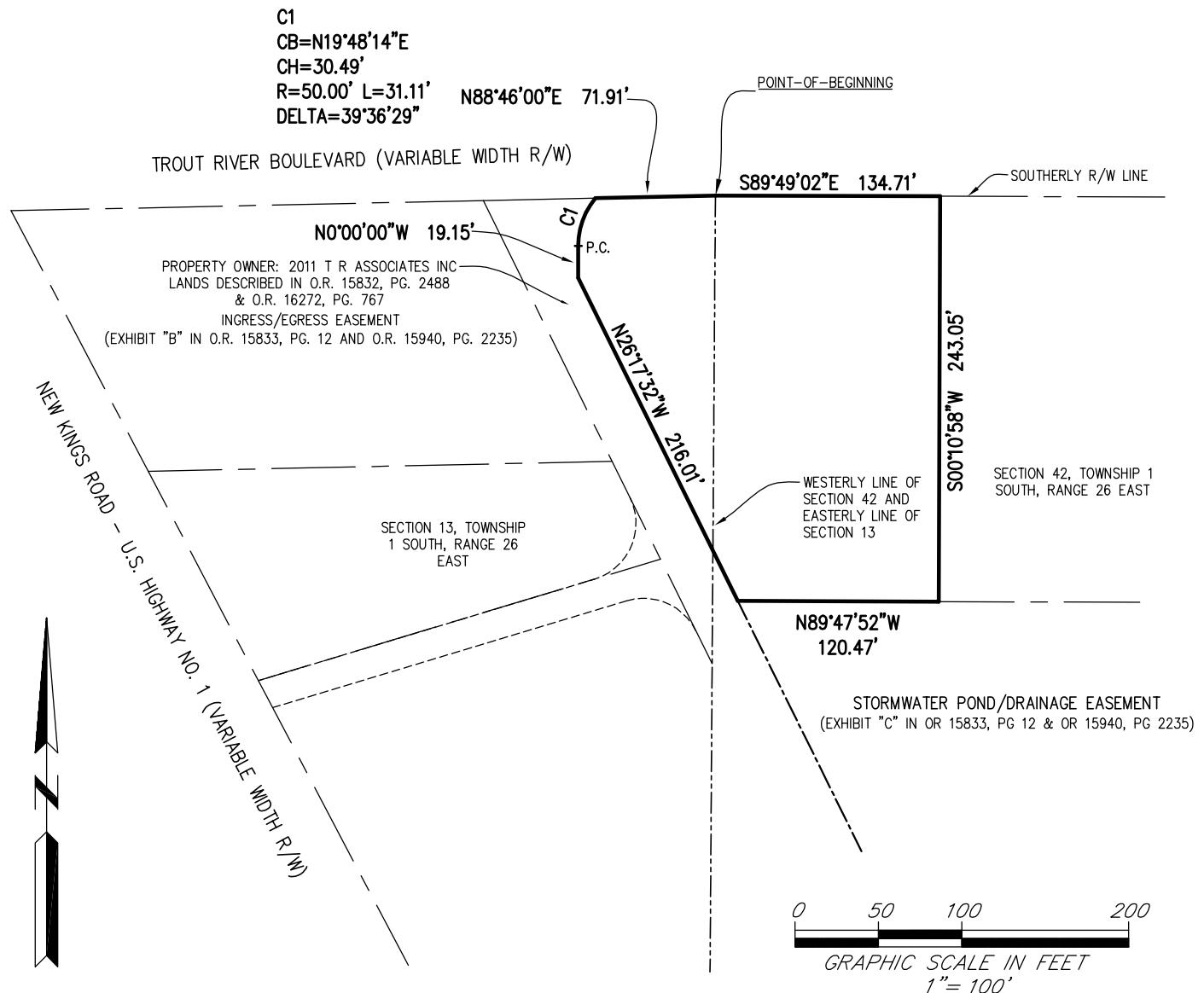


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SURVEY



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