

FOR SALE



JACKSONVILLE, FL  
Former *Walgreens* #7257

± 1.99 AC | ± 13,860 SF + DT | \$1.98MM

6103 FORT CAROLINE RD

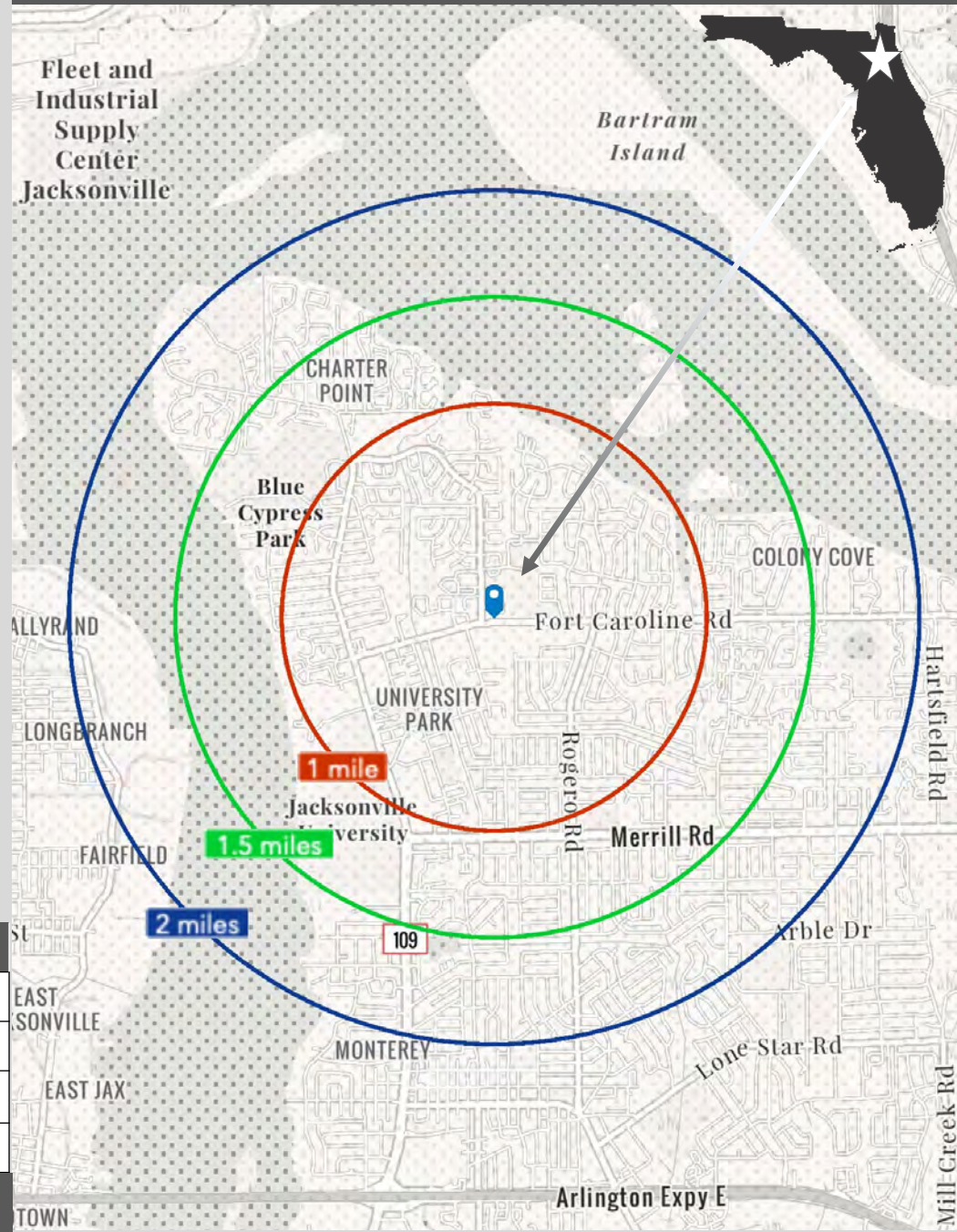


# JACKSONVILLE, FL

## Property Overview

- **Suggested Price.** \$1,975,000
- **Delivery.** 'As-Is', vacant (FF&E not included)
- **Property.** ±1.99 AC
- **Building.** ±13,860 SF + drive-thru
- **Year Built.** 2003
- **Upgrades.** HVAC '19 [Permit](#)
- **Access.** Fort Caroline Rd – 2 RI/ROs; University Club Blvd – RI/RO
- **Signage.** Dedicated pylon + building
- **Parking.** ±58 spaces
- **Signaled intersection.** Fort Caroline Rd + University Club Blvd
- **Zoning.** Commercial Community/General CCG-1 – [Permitted Uses](#)
- **Parcel ID.** 1089640700 [Parcel Info](#)
- **Flood Zone.** X
- **Deed Restriction.** Pharmacy

# 6103 FORT CAROLINE



'25 Estimates	1 mile	1.5 miles	2 miles
Population	15,991	28,176	39,257
Households	6,390	10,710	14,989
Avg. HH Inc.	\$74,141	\$74,290	\$75,857
Fort Caroline Rd – Daily Traffic Count Estimate			16.4K VPD



University Club Blvd

Fort Caroline Rd – 16,430 VPD



CITI TRENDS

Winn-Dixie



Fort Caroline Rd – 16,430 VPD

University Club Blvd





Fort Caroline Rd - 16,430 VPD

University Club Blvd

Winn-Dixie

Winn-Dixie

planet fitness



INVESTMENT OFFERING

**RetailNet**  
REAL ESTATE



University Club Blvd

Fort Caroline Rd - 16,430 VPD



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REAL ESTATE

JACKSONVILLE, FL

6103 FORT CAROLINE



1-HR PHOTO  
**Walgreens**  
PHARMACY

INVESTMENT OFFERING

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INVESTMENT OFFERING

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# TERMS\*

OFFERING PRICE \$1,975,000

DELIVERY Vacant (FF&E not included)

DEED RESTRICTION Pharmacy

TERMS As-Is

***\*Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee***

# CONTACT

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