

For Lease or Sale • Commercial Automotive Retail Property Improved with 5,760 SF 7-Bay Auto Service Facility 10211 San Jose Blvd. • Jacksonville, Florida 32257



HIGHLIGHTS TO CONSIDER

- Major National and Regional Tenants Nearby Creates Lots of Vehicular Traffic and Repeat Business Opportunities
- High Traffic Location 52,000+/- Cars Daily
- Excellent On-Site Parking • 3 In-ground lifts
- Strong Commercial Corridor
- Zoned CCG-1
- Excellent Residential Support
- Site has .62 Acres +/- with 101.86' Frontage
- Major North - South Boulevard in the popular and most affluent San Jose/Mandarin area of Jacksonville
- Other major retailers in this overall market include some of the most dynamic growth companies in America such as Home Depot Coming Soon, Target, Trader Joe's, T.J. Maxx, Walmart, Marshall's, Petco, Publix, Outback, Starbucks, McDonalds, Ace Hardware, Staples, Kirkland's, Wholefoods, Michael's, Ultra, Carrabba's, Bonefish, Hardee's, Whataburger, Five Below, and a host of other local, regional and national tenants in this dynamic area.
- 61,458+/- People within 3-Mile Radius
- 149,487+/- People within 5-Mile Radius
- Average HH Income \$113,386 3-Miles
- Average HH Income \$110,687 5-Miles
- Pylon/Monument Signage on San Jose Blvd.
- Just North of I-295 Beltway around Jacksonville

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