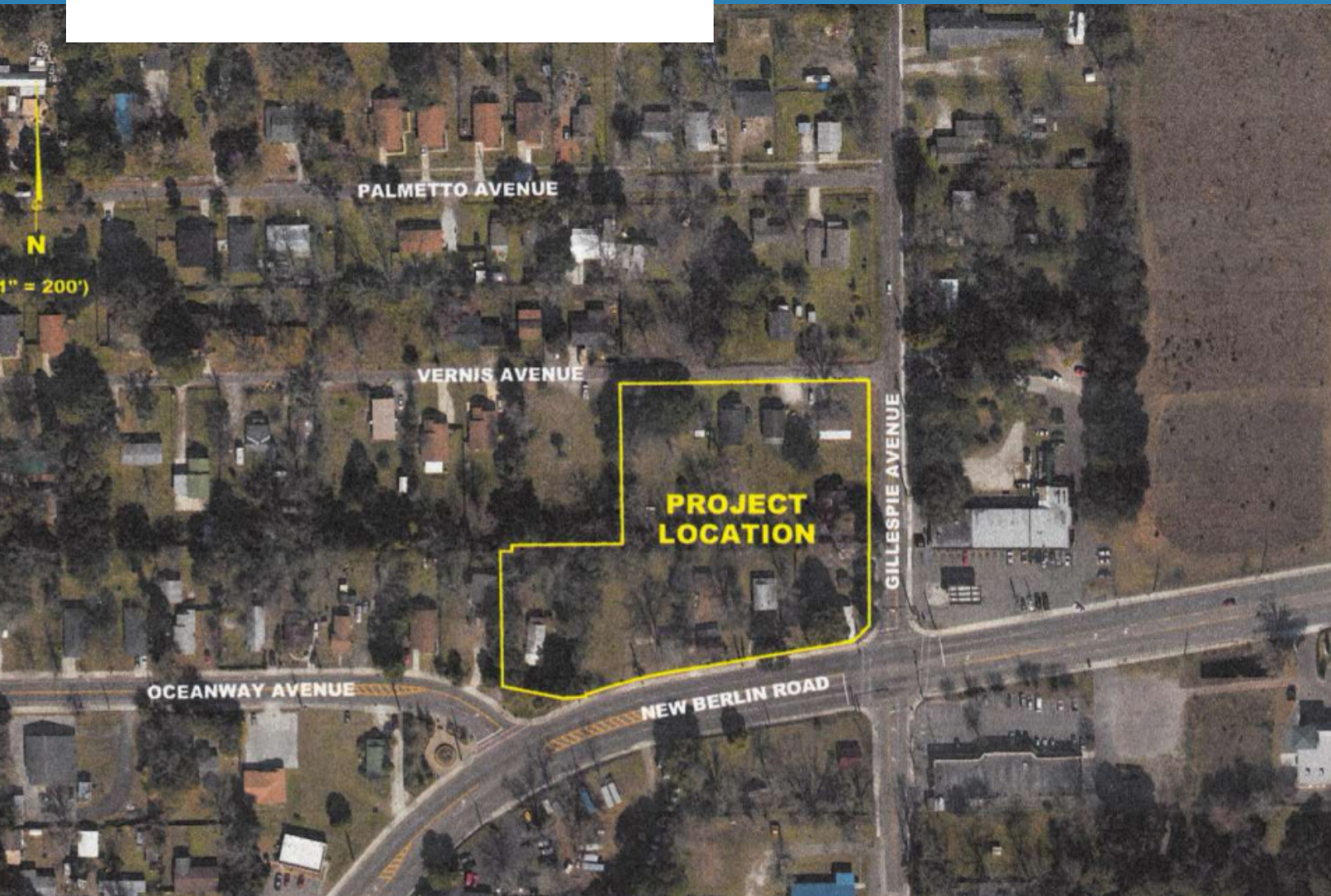


# OCEANWAY COMMERCIAL PROPERTY

*Jacksonville, FL*



**Florida Homes**  
Realty & Mortgage



New Berlin Rd & Gillespie Ave  
Sale Price: \$2,880,000  
Site 3.01 ± AC



Contact Jason Crowe

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# OCEANWAY COMMERCIAL PROPERTY

*Jacksonville, FL*



## Property Highlights

- Signalized corner of New Berlin Rd and Gillespie Ave
- Zoned Commercial PUD
- Frontage of 635± feet on New Berlin
- Close proximity to River City Marketplace, UF Health and the new VA Medical Center under construction
- Oceanway Middle School easy walking distance (.3 miles)
- Multiple residential developments under construction in the area
- The signalized corner has a gas station and restaurants
- I-295 interchange only .8 miles south

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## Flexible Future

- Example Survey has 30 lots
- Below are AI generated ideas for the property including 80 residential townhomes and an example corner retail building



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