

Colliers

CUBESMART  
self storage + logistics  
(Future)

Under Contract

0.63± AC

Site

4,400± AADT

CR-315



(Future)



Winn-Dixie

Heath Rd.



N

For sale



View  
Online

### Jason Ryals

Senior Vice President  
+1 904 861 1136  
jason.ryals@colliers.com

### Gina Kline

Senior Associate  
+1 904 861 1104  
gina.kline@colliers.com

### Colliers

76 South Laura Street | Suite 1500  
Jacksonville, FL 32202  
colliers.com/jacksonville

## Retail Drive-thru Opportunity with Frontage on US-17

NEC CR 315 & US-17 | Green Cove Springs, FL 32043

### Property Highlights

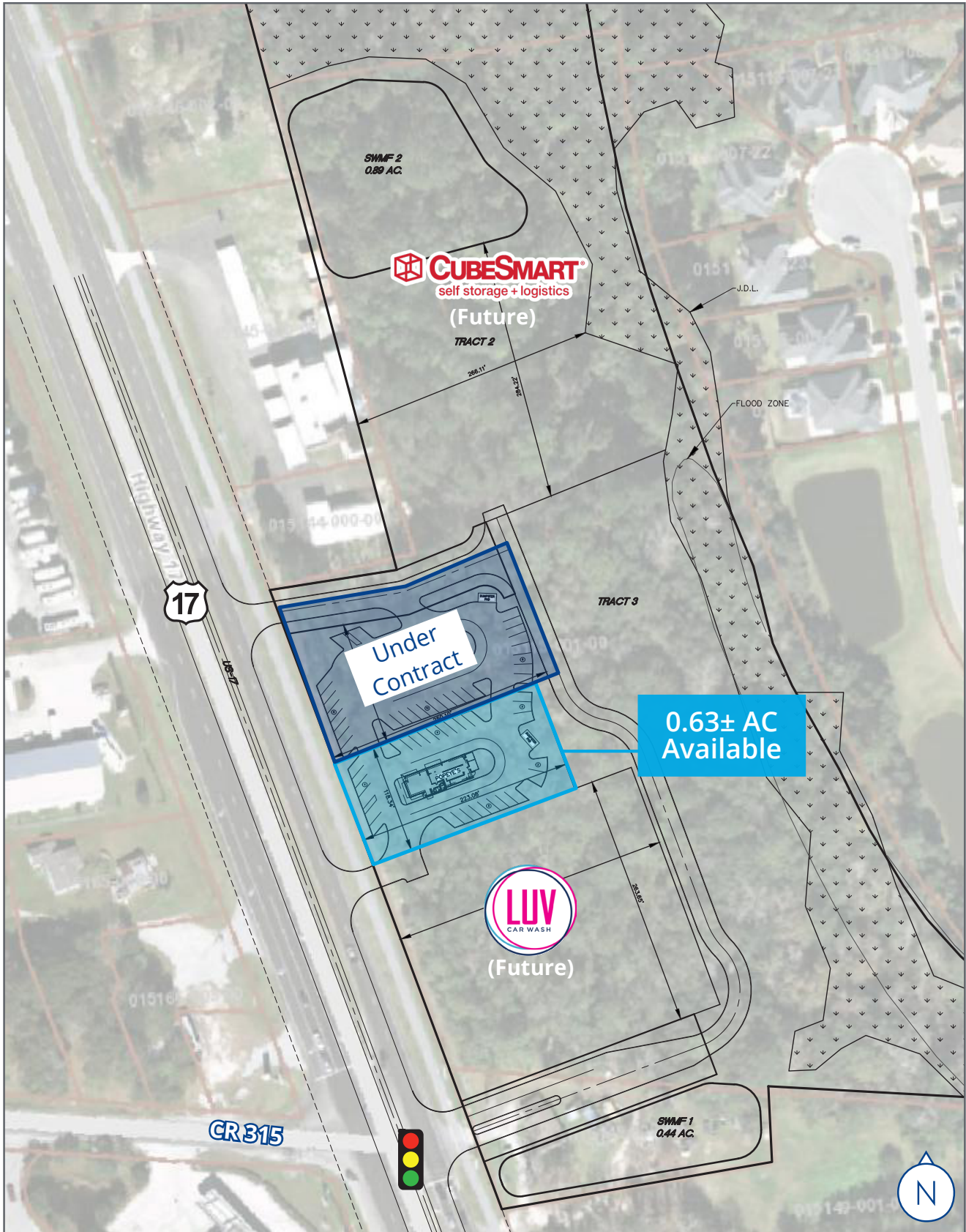
- 0.63± acre parcel great for QSR with drive-thru
- Access at signalized corner across from Winn-Dixie, with potential new traffic light just north of the site
- Just two miles south of Fleming Island
- CR-315 road widening and connection to SR-23 project underway
- 34,500± AADT on US-17
- Sale price: \$825,000

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Accelerating success.

# Proposed Site Plan





# Trade Area



## Demographics

Source: Esri Business Analyst | 2023



### Population

1 Mile  
3 Mile  
5 Mile

1,815  
17,591  
45,380



### Daytime Population

1,908  
15,468  
36,359



### Households

671  
6,572  
16,493



### Average HH Income

\$90,042  
\$99,757  
\$129,984

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