

COLLINS PAD READY SITE

8161 Ortega Bluff Parkway, Jacksonville, FL 32244

LAND FOR SALE



DOLLAR GENERAL

2.48
AC

PROPERTY DESCRIPTION

Improved Pad-Ready Site Available For Sale

PROPERTY HIGHLIGHTS

- This 2.48 acre improved, pad-ready site is now available for sale, located directly on Collins Road in Jacksonville.
- Ideal uses for this site include gas, quick serve restaurant, specialty eatery, storage facility, automotive, and more. This site currently zoned PUD, with CN proposed zoning, and can accommodate up to an estimated 35 parking spaces.
- This site is directly adjacent to Dollar General, and across the street from Gate Gas Station and Family Dollar, with convenient access to Interstate 295 and US Highway 17.

OFFERING SUMMARY

Sale Price:	\$250,000
Lot Size:	2.48 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	290	1,330	3,516
Total Population	648	3,249	8,665
Average HH Income	\$54,892	\$54,281	\$57,727

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AGILITY
Commercial Real Estate

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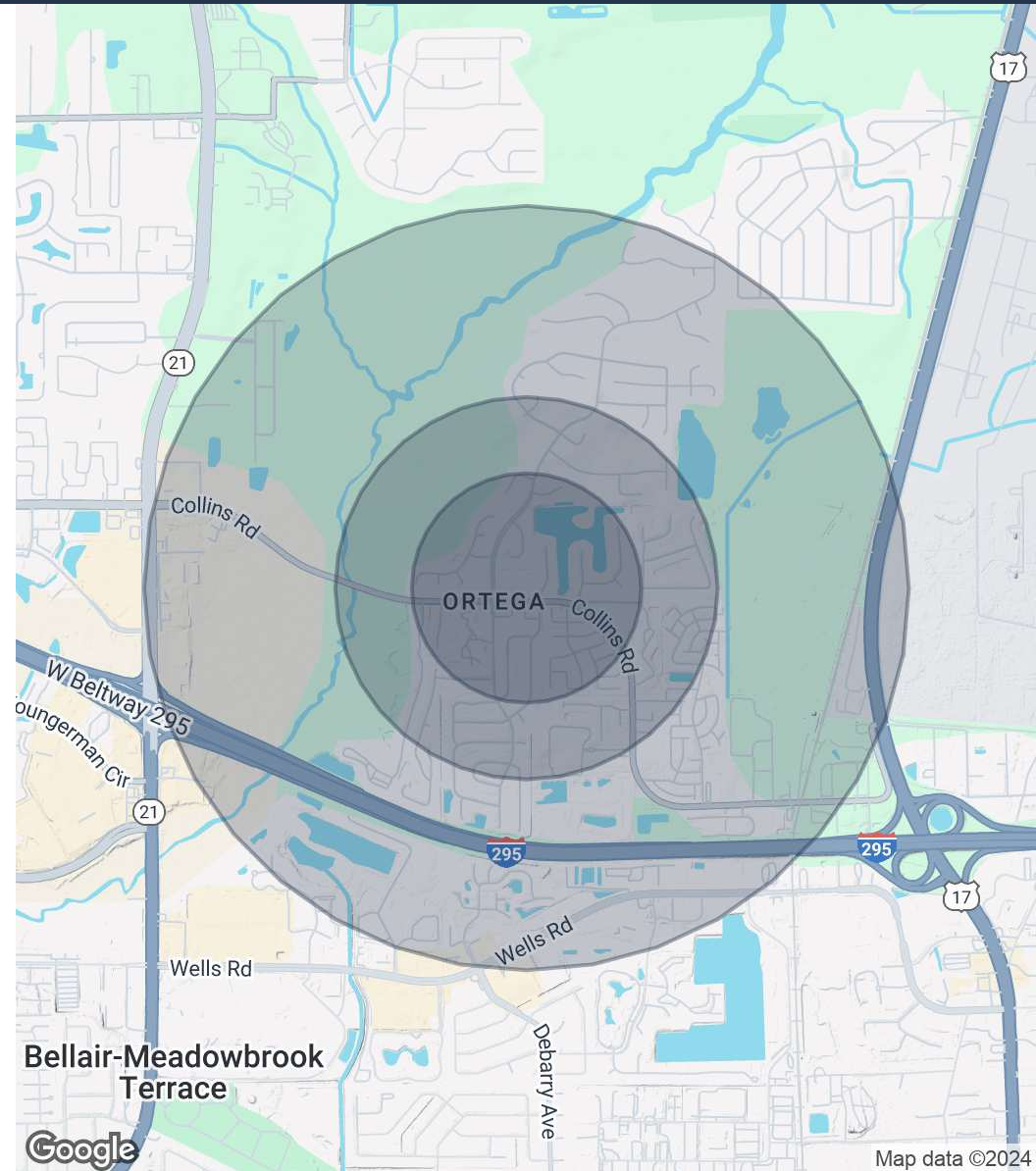
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	648	3,249	8,665
Average Age	39	37	37
Average Age (Male)	37	35	35
Average Age (Female)	40	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	290	1,330	3,516
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$54,892	\$54,281	\$57,727
Average House Value	\$187,694	\$158,478	\$173,662

Demographics data derived from AlphaMap



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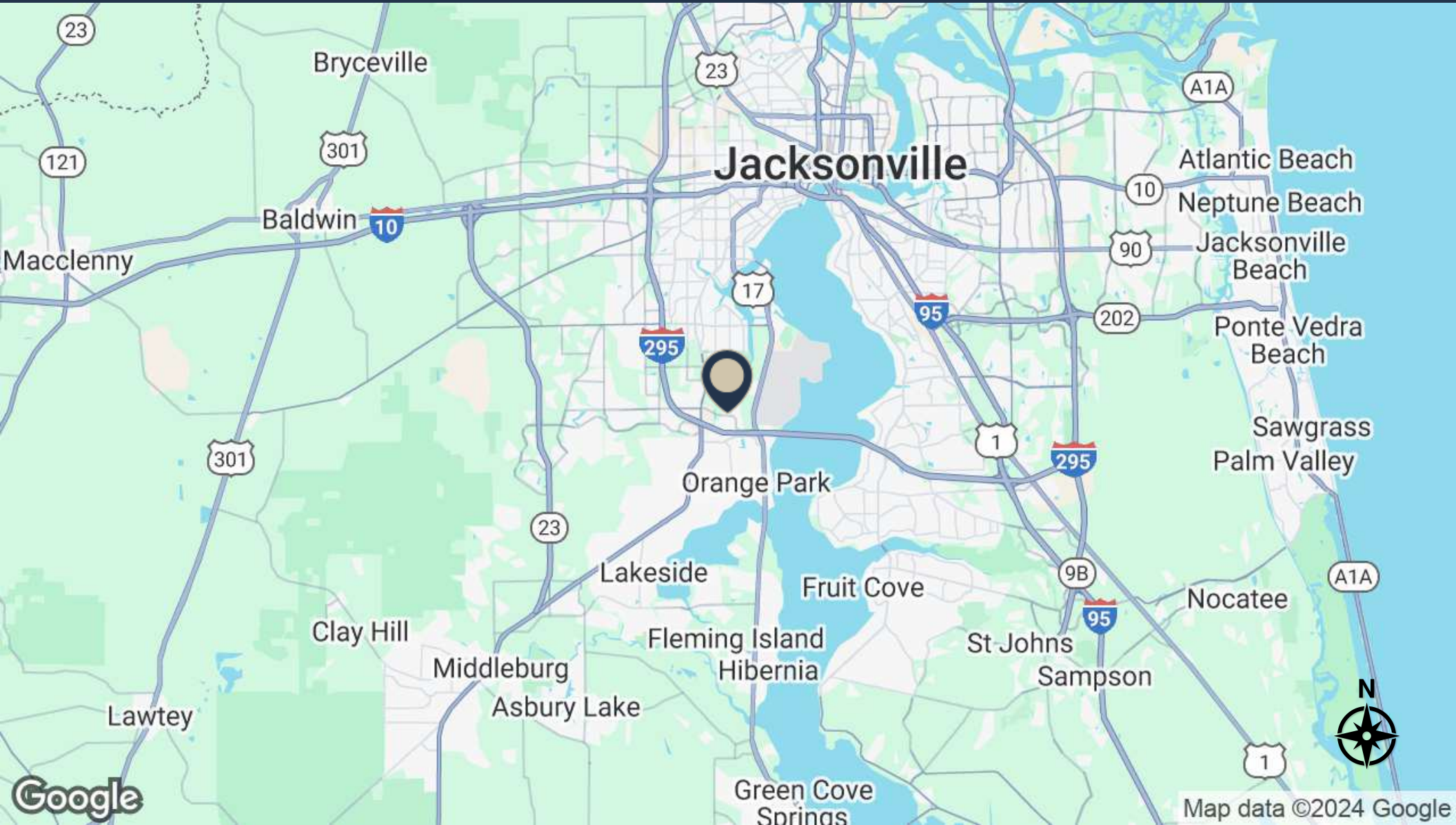
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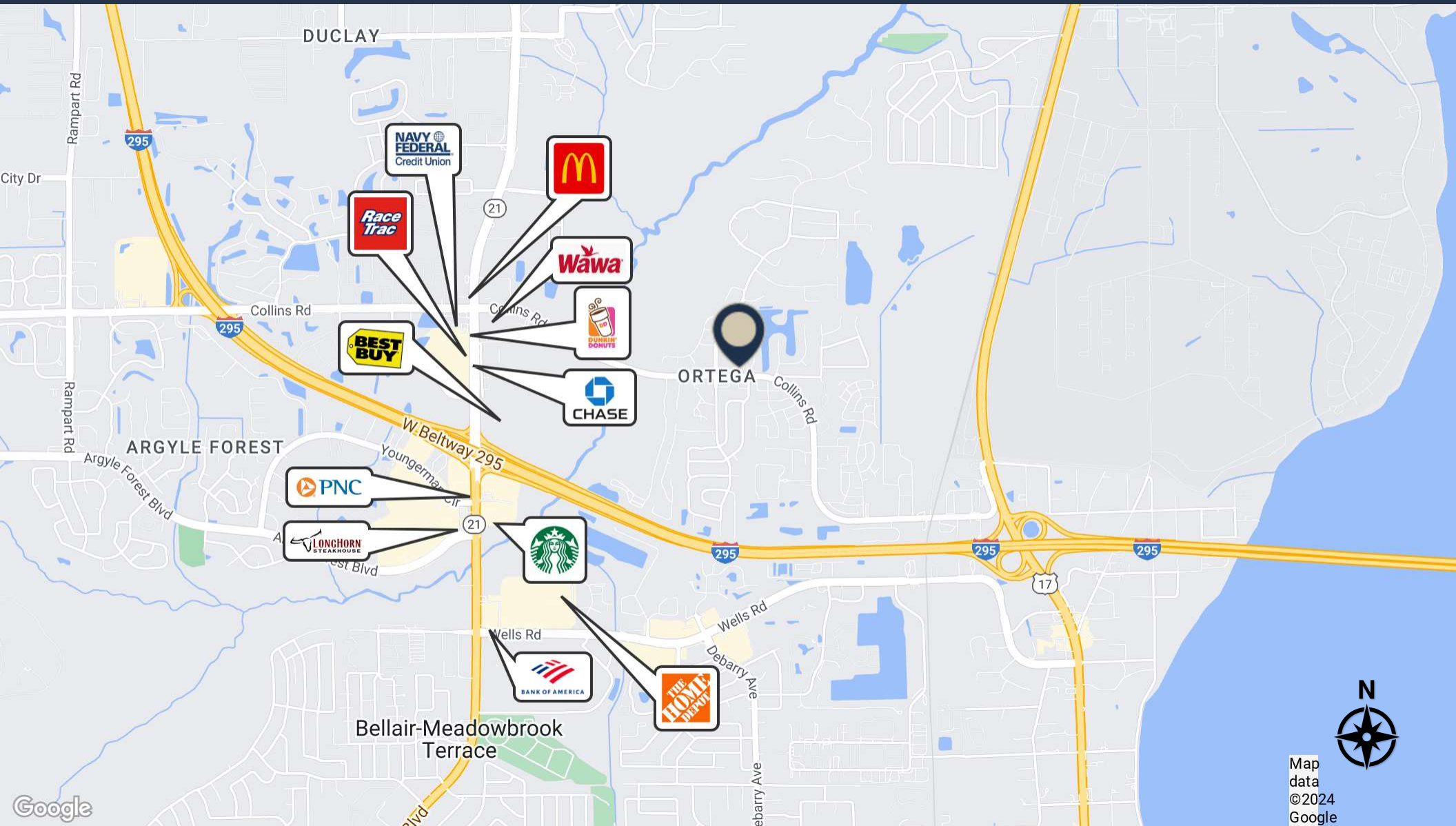
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