



940 New Berlin Road

Jacksonville, Florida 32218

Property Highlights

- Signalized corner of New Berlin Rd and Pulaski Rd in booming Oceanway submarket
- Zoned CCG-1 with no wetlands
- Frontage of 325±' on Pulaski and 220±' on New Berlin
- Close proximity to River City Marketplace, UF Health, and the new VA Medical Center under construction
- First Coast High School (2,153 students) is one mile north
- 204 apartments under construction directly across the street, plus multiple residential developments being built in the area
- The signalized corner is prime for multiple retail uses
- Pulaski Road leads directly to I-295 1.5 miles south

Property Overview

1.75 Acre Retail Development Parcel Zoned CCG-1 at a signalized intersection for sale or ground lease.

Offering Summary

For Sale or Ground Lease:	Call For Pricing
Tax ID #:	106669-0500
Lot Size:	1.75 Acres
Zoning:	CCG-1
Traffic Counts:	11,000 vehicles per day on both New Berlin & Pulaski Roads

Demographics 1 Mile 3 Miles 5 Miles

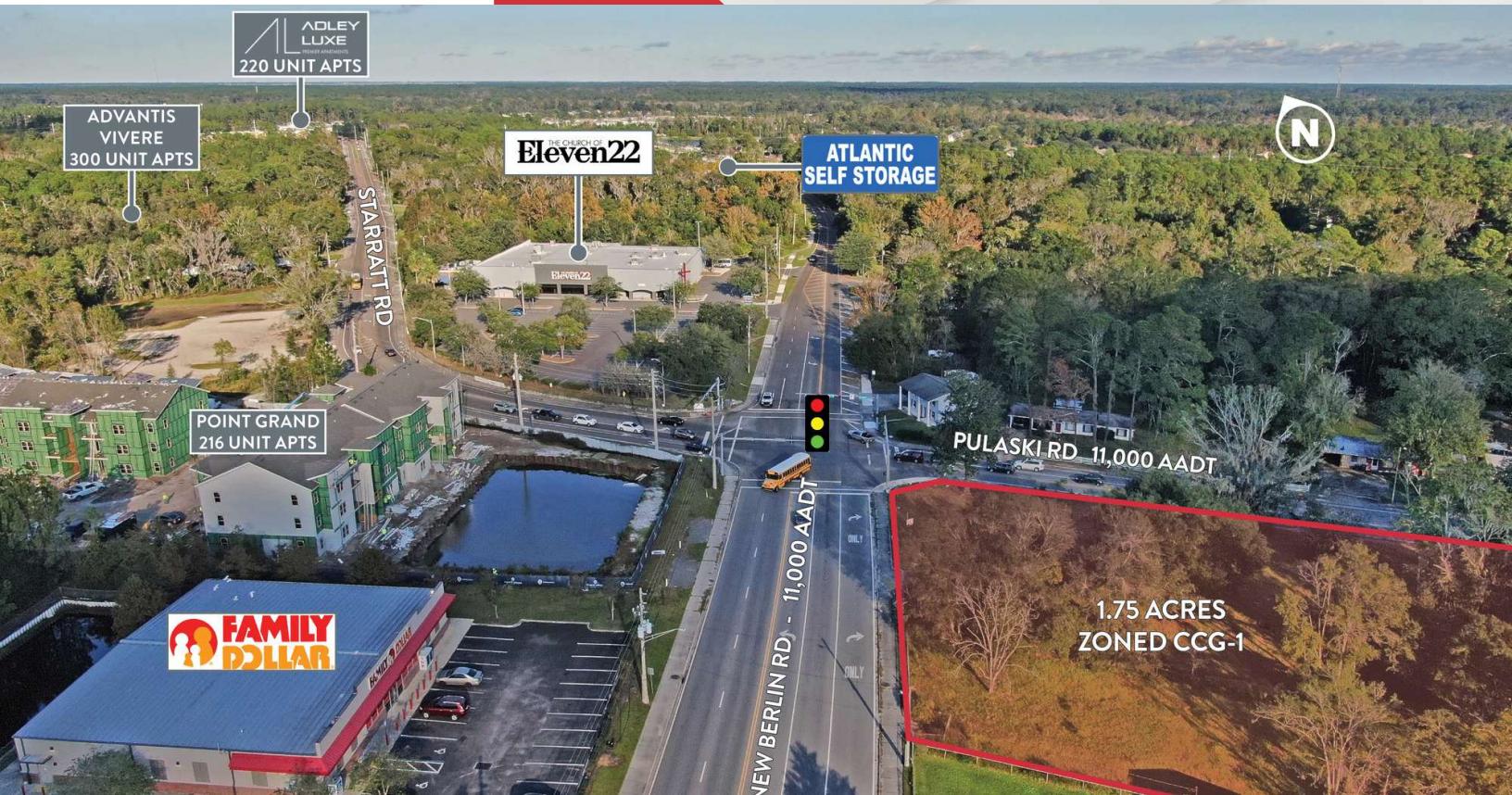
Total Households	2,472	12,782	25,268
Total Population	6,666	33,782	67,763
Average HH Income	\$92,009	\$98,496	\$94,672

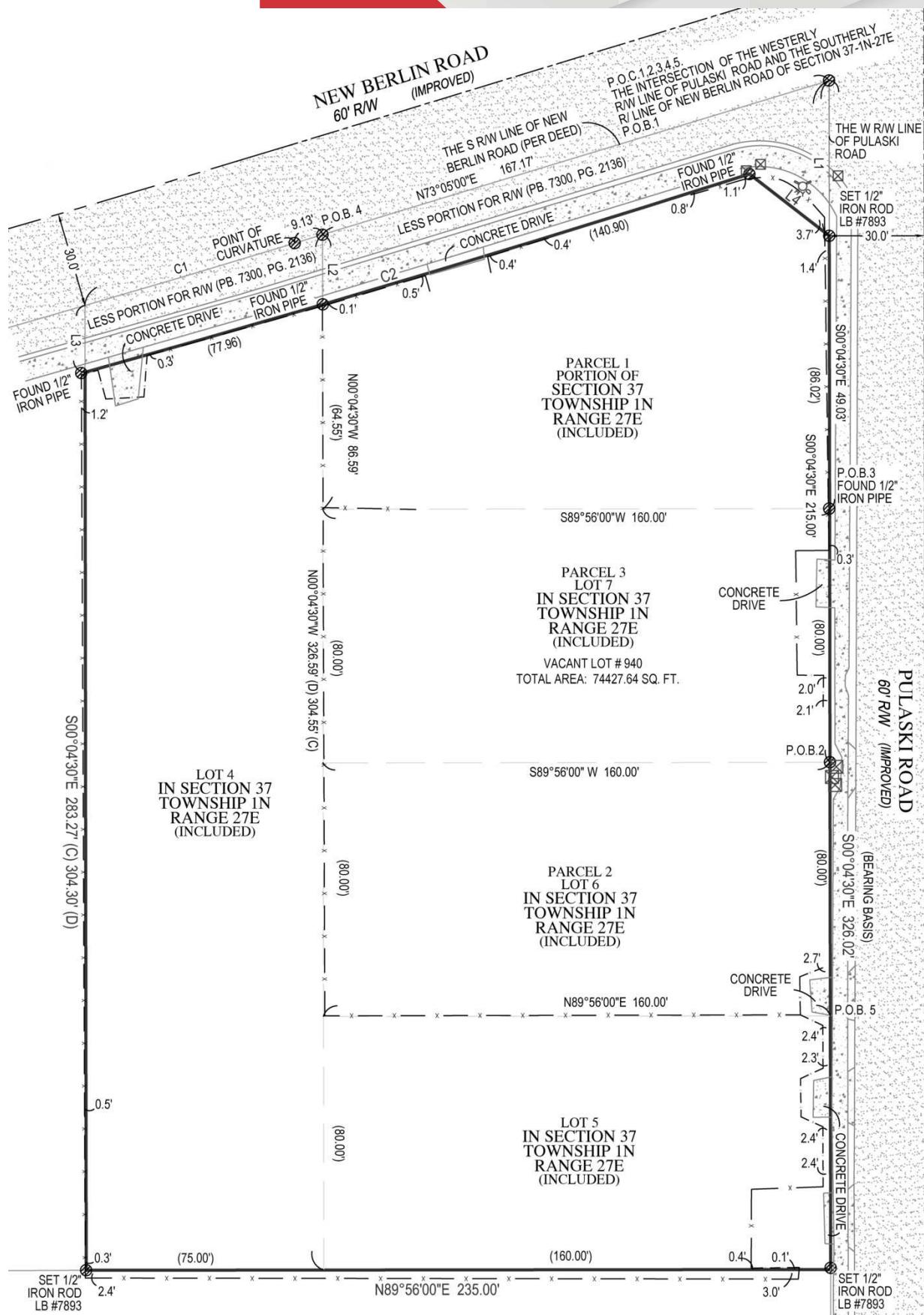
For More Information

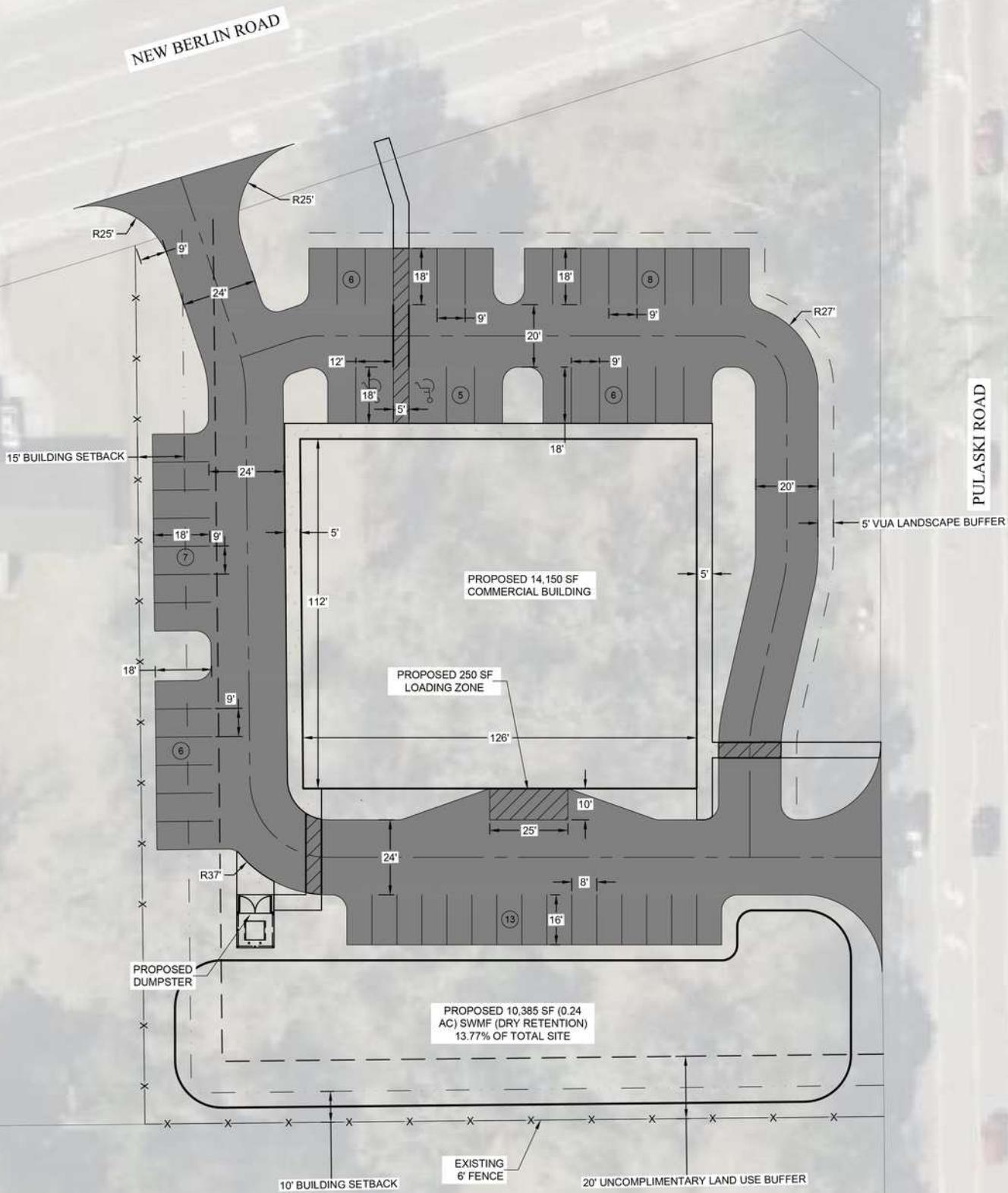


Austin Kay

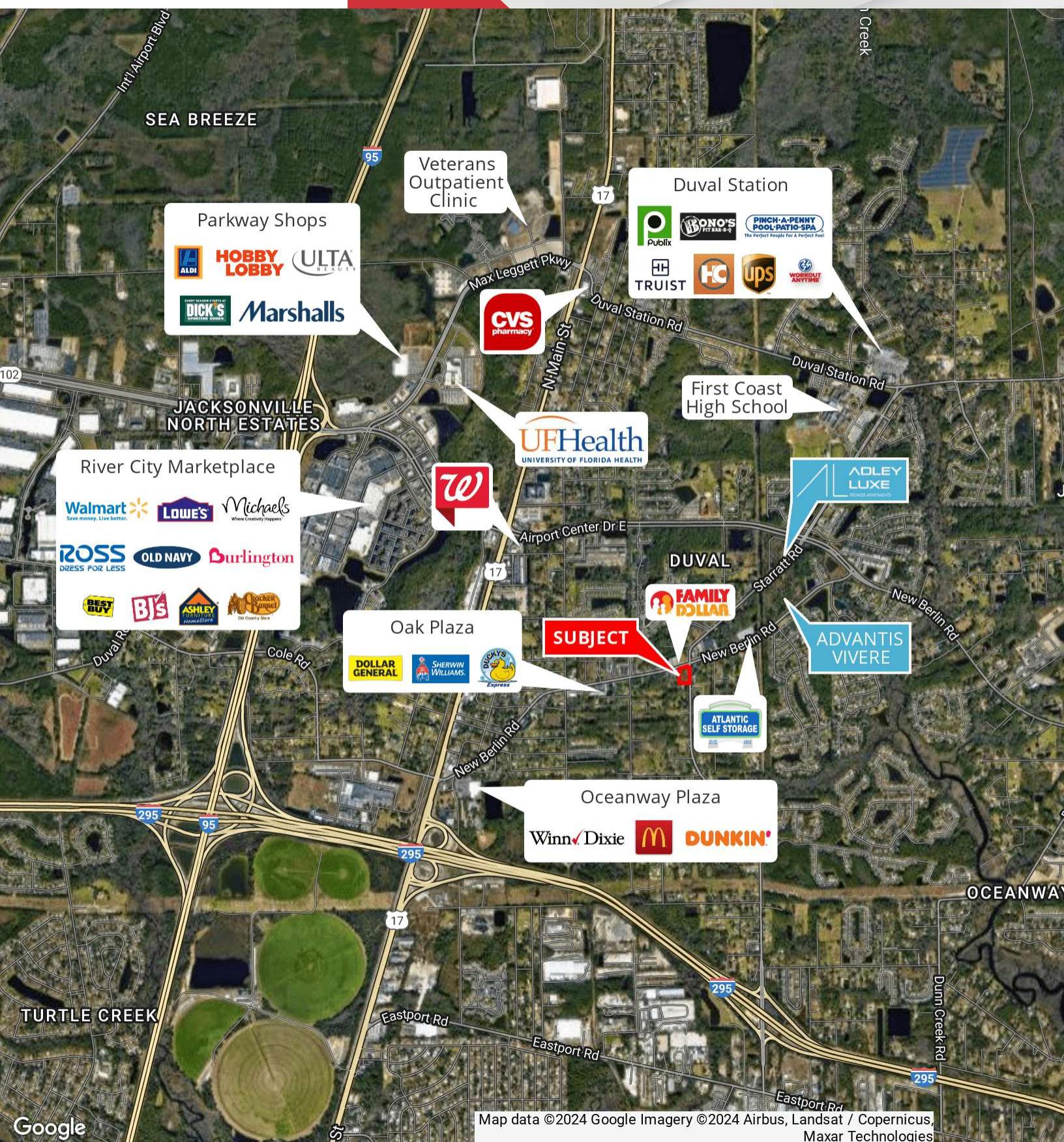
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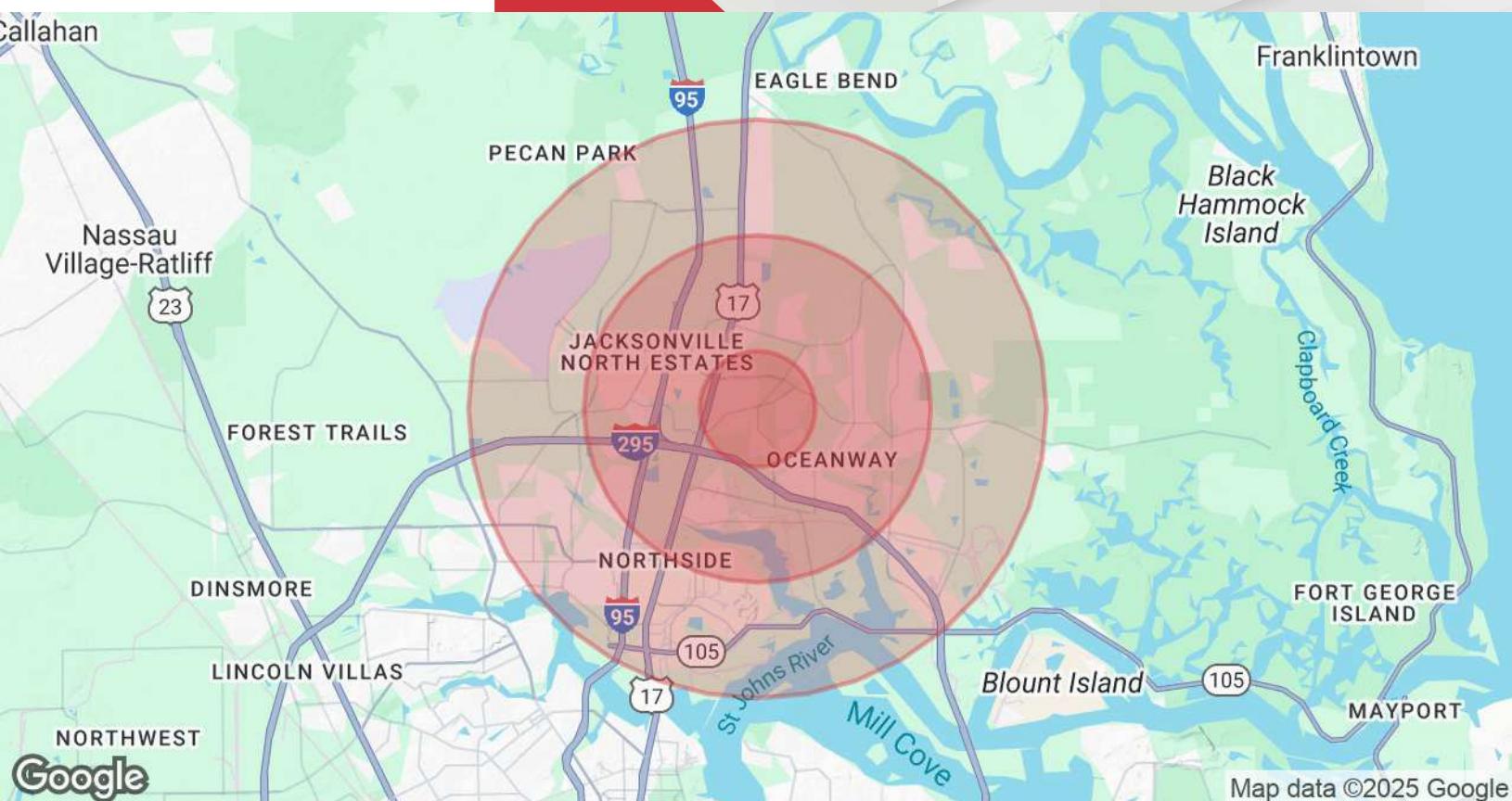






Conceptual Site Plan





Population

	1 Mile	3 Miles	5 Miles
Total Population	6,666	33,782	67,763
Average Age	37	39	39
Average Age (Male)	36	38	38
Average Age (Female)	38	40	40

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,472	12,782	25,268
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$92,009	\$98,496	\$94,672
Average House Value	\$267,365	\$293,368	\$303,365

Demographics data derived from AlphaMap