

# FOR SALE

## 9554 103RD ST

Jacksonville, FL 32210



### OFFERING SUMMARY

Sale Price:	\$725,000-\$2,300,000
Lot Size:	1 - 3.88 Acres
Price / Acre:	\$592,783
Zoning:	CCG-1

### PROPERTY OVERVIEW

Introducing a prime opportunity for retail users in Jacksonville, FL, 32210. Zoned CCG-1, the property's versatile potential and favorable location make it an appealing investment. This high traffic corner lot is desirable for a variety of retail users.

### PROPERTY HIGHLIGHTS

- Zoned CCG-1
- Ideal users are retail, office, medical, hospitality and entertainment
- Daily traffic count of 14,400 AADT
- Frontage on 103rd St.
- Land can be divided into three parcels, 1 acre to 3.88 acres

#### PRESENTED BY:

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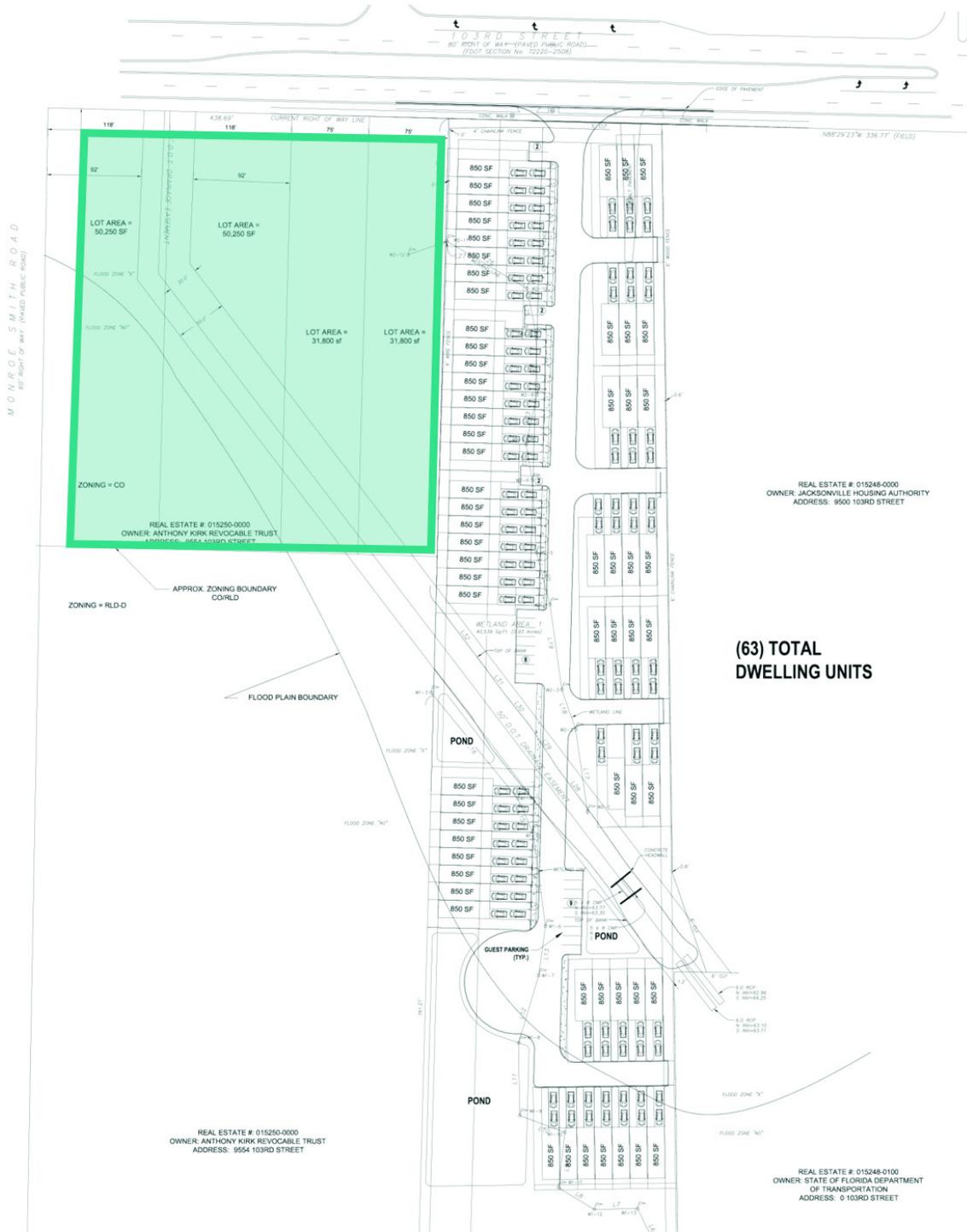
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## 9554 103RD ST

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2929 Plummer Cove Rd., Suite 2  
Jacksonville, FL 32223



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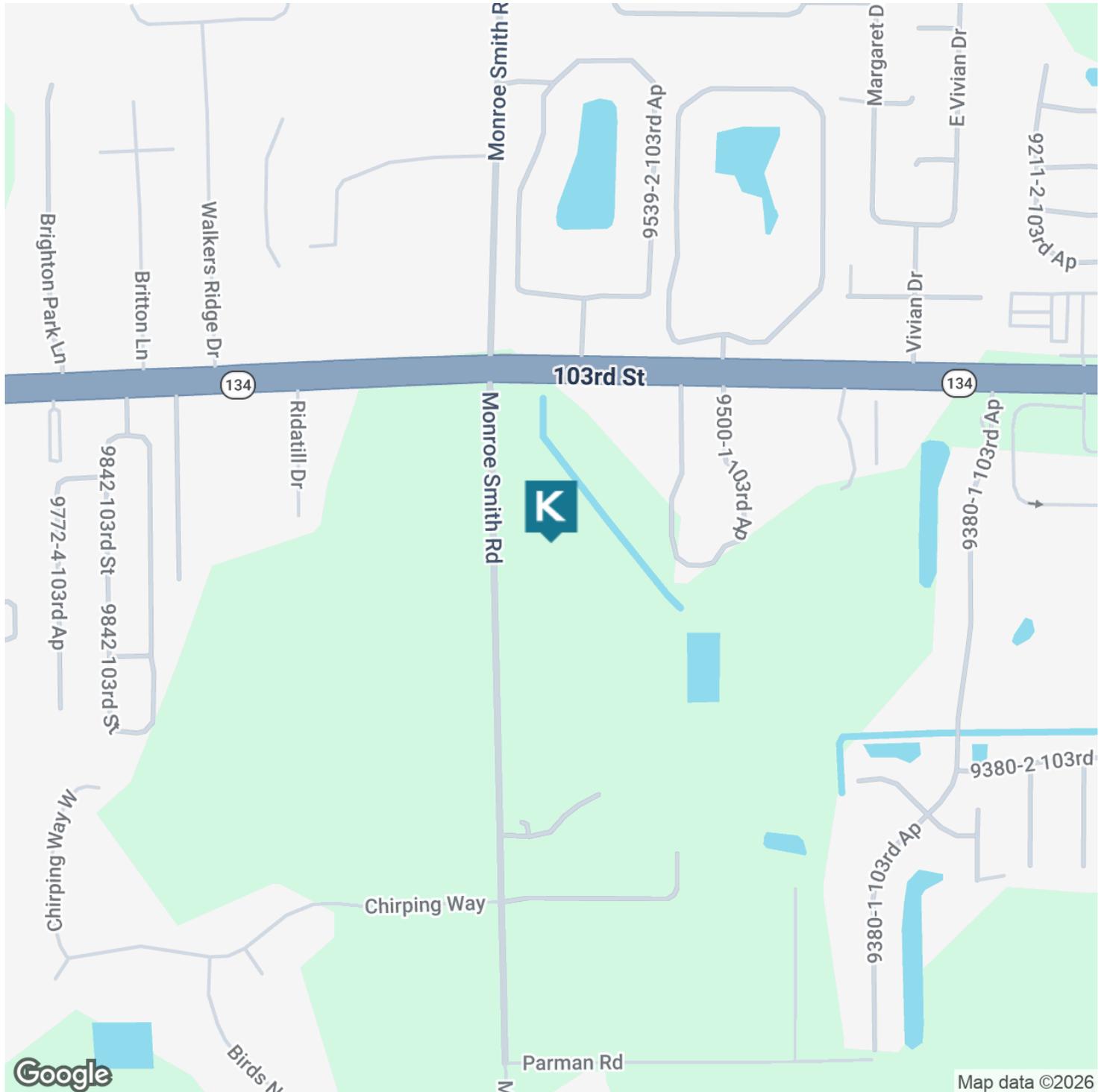
**ADDITIONAL PHOTOS**

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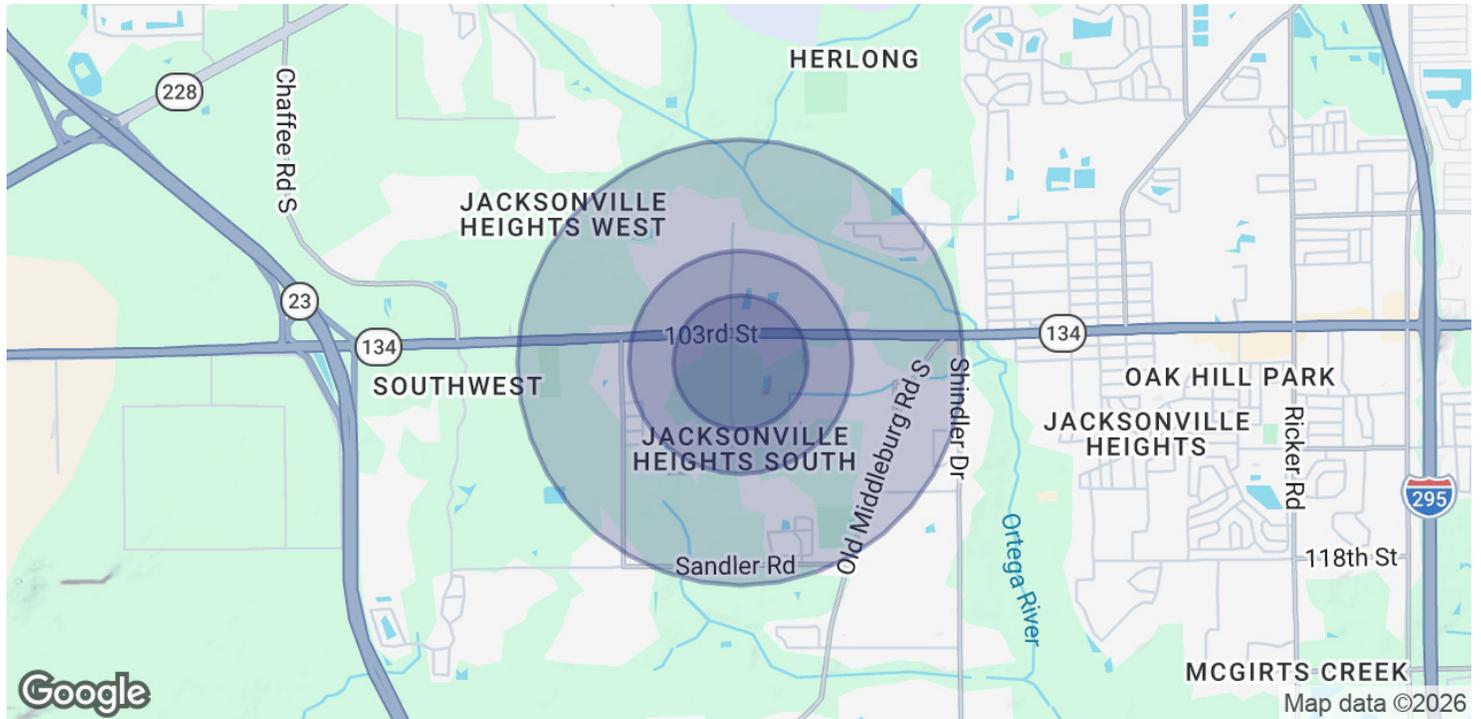
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LOCATION MAP

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	956	2,955	7,739
Average Age	34	35	35
Average Age (Male)	34	34	35
Average Age (Female)	35	35	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	328	1,053	2,797
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$70,265	\$72,200	\$73,636
Average House Value	\$146,169	\$143,661	\$172,454

Demographics data derived from AlphaMap

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