

**FOR
SALE**

4310 BARKOSKIE RD
JACKSONVILLE, FL 32258



PRICE: \$1.795M

Property Overview



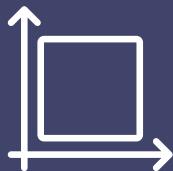
BUILDING SIZE
6,206 ± SF



ZONING:
PUD



TRAFFIC COUNT:
37,000±



LAND SIZE
0.84 AC

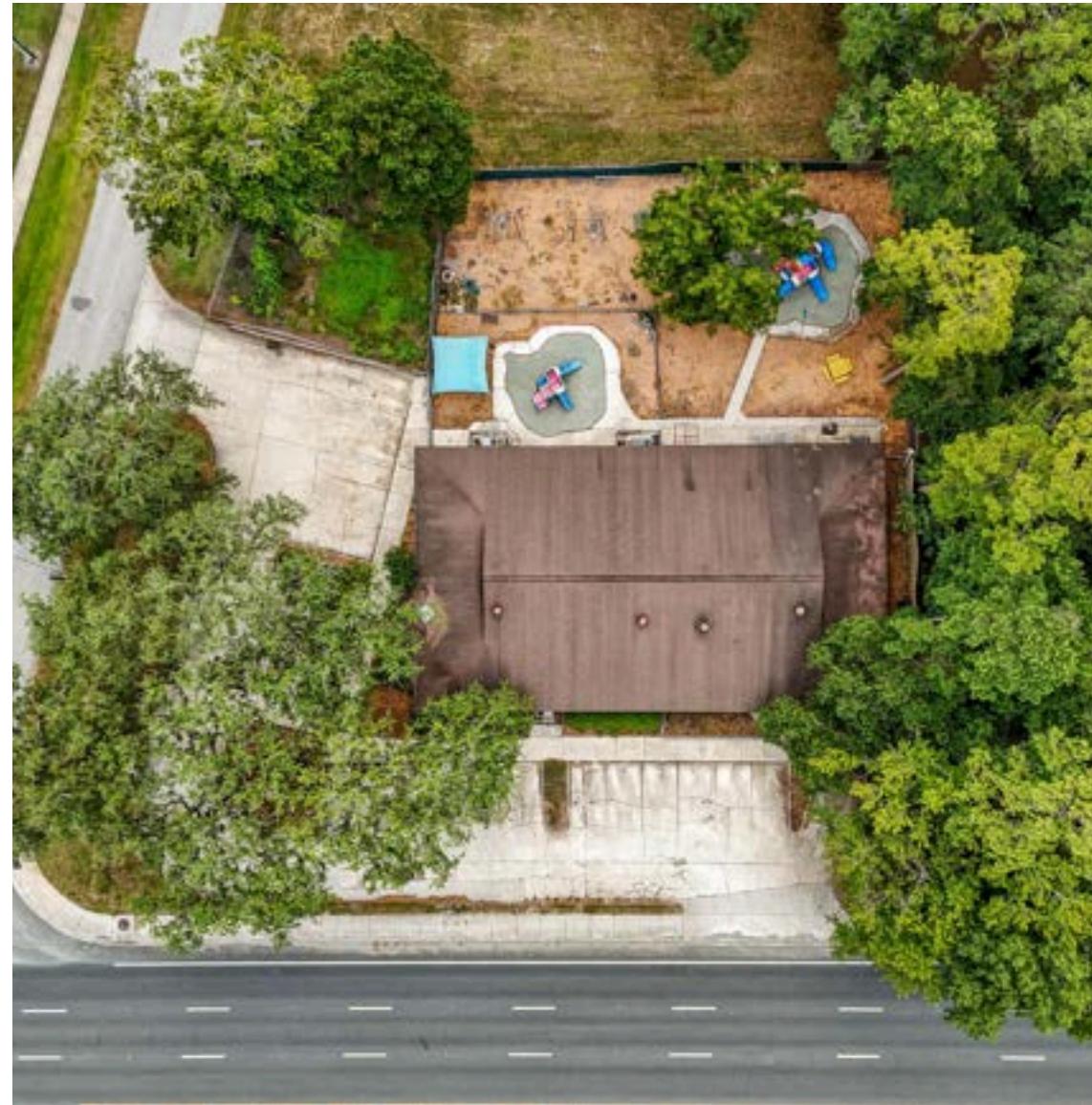


TURN-KEY SCHOOL
OR DAYCARE



LOCATION:
MANDARIN

Prime opportunity to purchase a 6,206 SF standalone building situated on a spacious 0.84-acre lot along high-traffic Old St. Augustine Road. This turn-key facility is ideal for schools, daycare centers, medical offices, or professional office use, offering flexible PUD zoning to accommodate a wide range of business types, including retail. Strategically positioned amongst national retailers, with excellent visibility and signage potential, the site benefits from a daily traffic count exceeding 37,000 vehicles. The surrounding area boasts strong demographics, with a median household income of \$83,000 within a 5-mile radius.



FOR SALE

4310 BARKOSKIE RD, JACKSONVILLE, FL 32258

Property Highlights

- **6,206 SF STANDALONE BUILDING**
- **TURN-KEY LAYOUT FOR SCHOOL, DAYCARE**
- **PUD ZONING ALLOWS A WIDE RANGE OF USES, INCLUDING RETAIL**
- **0.84-ACRE LOT WITH OUTDOOR SPACE OR ROOM FOR EXPANSION**
- **21 ON-SITE PARKING SPACES**
- **MEDIAN HOUSEHOLD INCOME: \$83,000 WITHIN 5 MILES**
- **TRAFFIC COUNT: 37,000+ VEHICLES PER DAY**
- **CLOSE TO I-295 AND SURROUNDING NEIGHBORHOODS**
- **EXISTING CLASSROOMS, OFFICES, RESTROOMS, AND RECEPTION AREA**
- **MONUMENT SIGNAGE OPPORTUNITY**
- **FENCED OUTDOOR AREA – IDEAL FOR CHILDCARE OR SECURE USE**
- **WELL-MAINTAINED PROPERTY – READY FOR IMMEDIATE OCCUPANCY**



Aerial Map



FOR SALE

4310 BARKOSKIE RD, JACKSONVILLE, FL 32258

FOR SALE

4310 BARKOSKIE RD
JACKSONVILLE, FL 32258



ELIAS HIONIDES
O. 904.241.1151
C. 904.894.6620
ehionides@petrajax.com

GET IN TOUCH

PETRA
LICENSED REAL ESTATE BROKER



ASHLEIGH SHIM
O. 904.241.1151
C. 904.962.2655
ashleigh@petrajax.com

DISCLAIMER: THIS FLYER HAS BEEN PREPARED BY PETRA MANAGEMENT, INC. FOR MARKETING AND INFORMATIONAL PURPOSES ONLY. PETRA MANAGEMENT, INC. MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES, EXPRESS OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS, OR RELIABILITY OF THE INFORMATION PROVIDED HEREIN. INTERESTED PARTIES ARE ENCOURAGED TO CONDUCT THEIR OWN INDEPENDENT INVESTIGATION TO VERIFY ALL DETAILS. PETRA MANAGEMENT, INC. EXPRESSLY DISCLAIMS ANY AND ALL LIABILITY FOR ERRORS, OMISSIONS, OR ANY LOSS OR DAMAGES RESULTING FROM RELIANCE ON THIS MATERIAL. THIS DOCUMENT IS THE COPYRIGHTED PROPERTY OF PETRA MANAGEMENT, INC. ©2025. ALL RIGHTS RESERVED. THIS COMMUNICATION IS NOT INTENDED TO SOLICIT OR INDUCE THE BREACH OF ANY EXISTING AGREEMENTS.