



FOR SALE

4310 BARKOSKIE RD
JACKSONVILLE, FL 32258

PRICE: \$1.795M

Property Overview



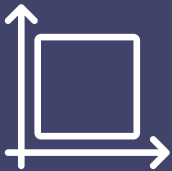
BUILDING SIZE
6,206 ± SF



ZONING:
PUD



TRAFFIC COUNT:
37,000±



LAND SIZE
0.84 AC

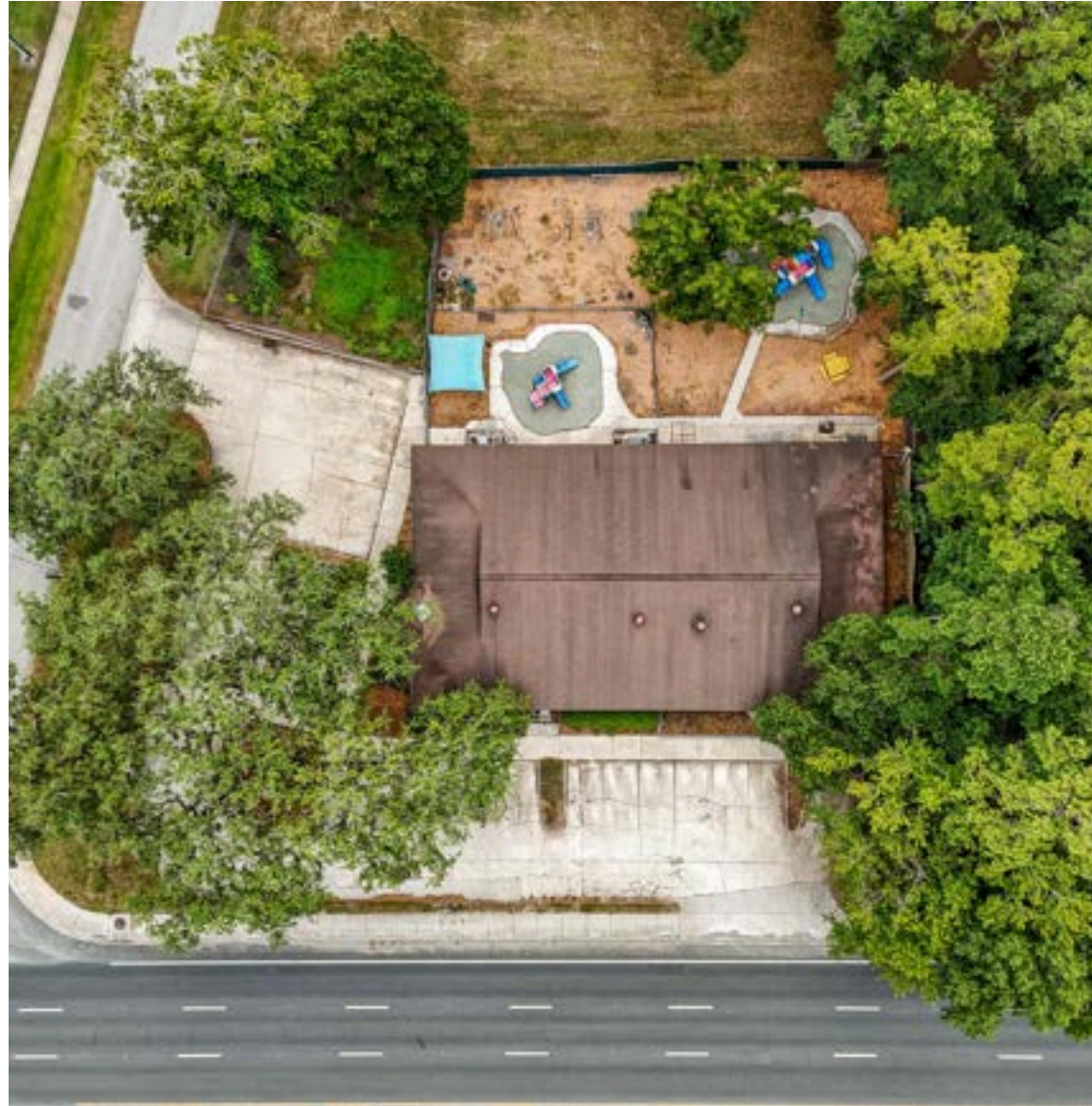


**TURN-KEY SCHOOL
OR DAYCARE**



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.



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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



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Aerial Map



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LICENSED REAL ESTATE BROKER



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

GET IN TOUCH



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

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