

7736 LEM TURNER ROAD

JACKSONVILLE, FL 32208

FOR SALE

\$285,000



PROPERTY DESCRIPTION

Retail space available at 7736 Lem Turner Rd, just 5 miles from downtown Jacksonville. Offering excellent visibility, this space can be subdivided into two units, making it versatile for a variety of business needs. With an average daily traffic count of 16,700, your business will benefit from consistent exposure in a high-traffic area. Don't miss this opportunity to position your business in a growing area. Contact us for more details or to schedule a viewing!



COURTNEY SMITH
REAL ESTATE AGENT

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INVESTMENT HIGHLIGHTS

- 5 Miles from the Heart of Downtown Jacksonville
- Ample Parking (10 spots)
- High Traffic Count of 16,700 per day



OFFERING SUMMARY

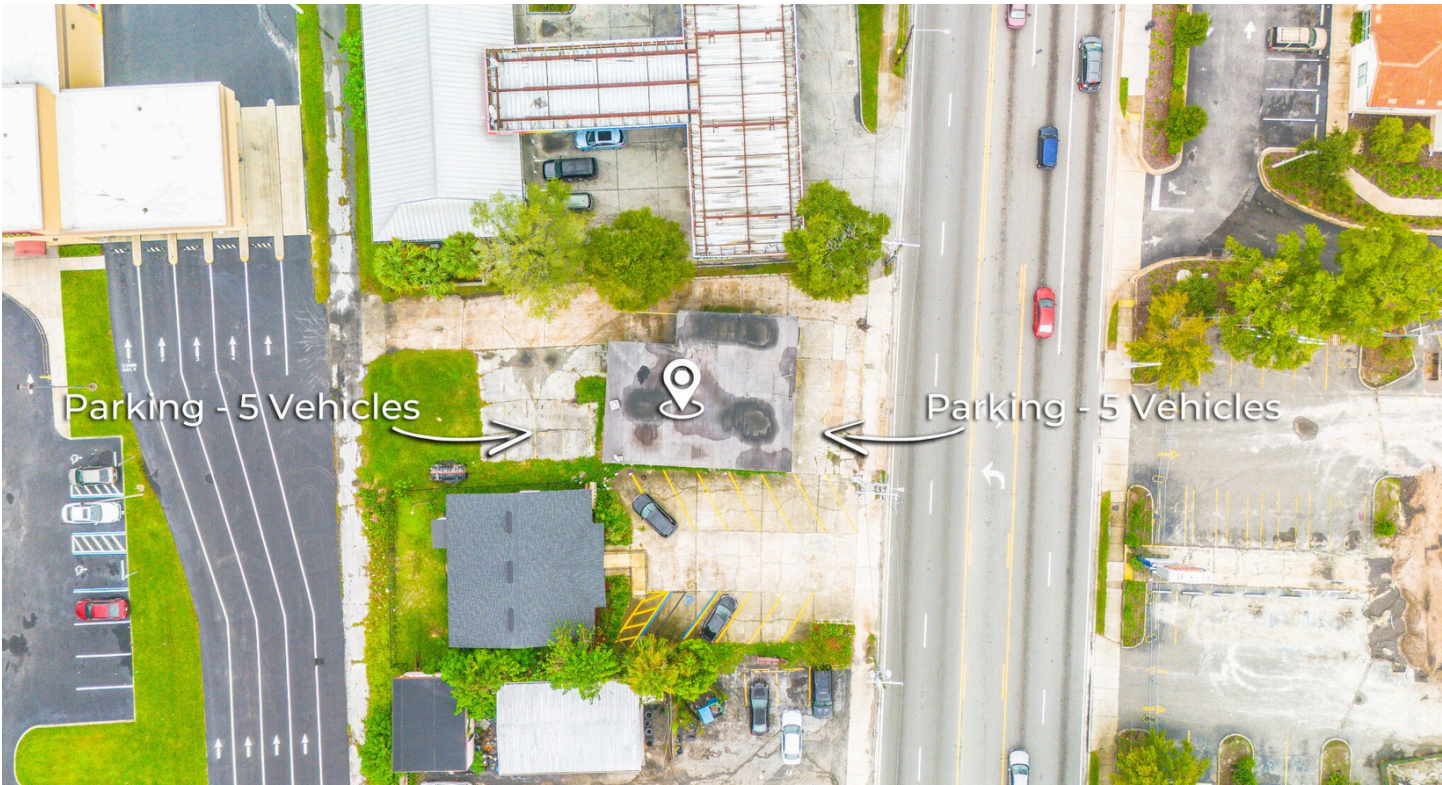
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|-------------------------|--------------------------|------------------------|----------|
| Price | \$379,000 | Property Type | Retail |
| Sale Type | Investment or Owner User | Building Size | 2,036 SF |
| Property Subtype | Freestanding | Year Built | 1955 |
| Building Class | C | Price Per SF | \$196 |
| Percent Leased | 100% | Building Height | 1 Story |
| Opportunity Zone | Yes | Land Acres | 0.18 AC |
| Zoning | CCG-2 - CCG-2 Many Uses | Building FAR | 0.26 |



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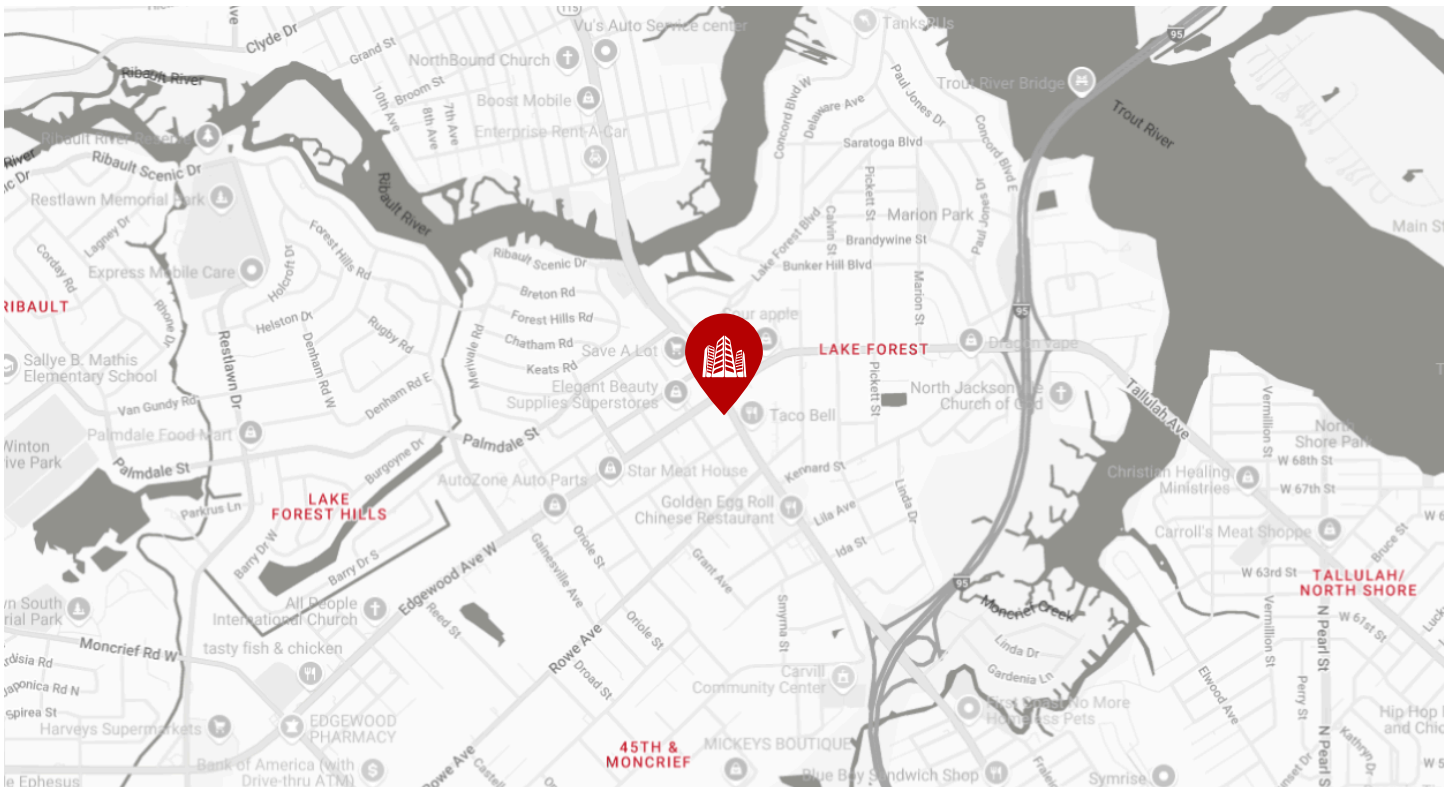
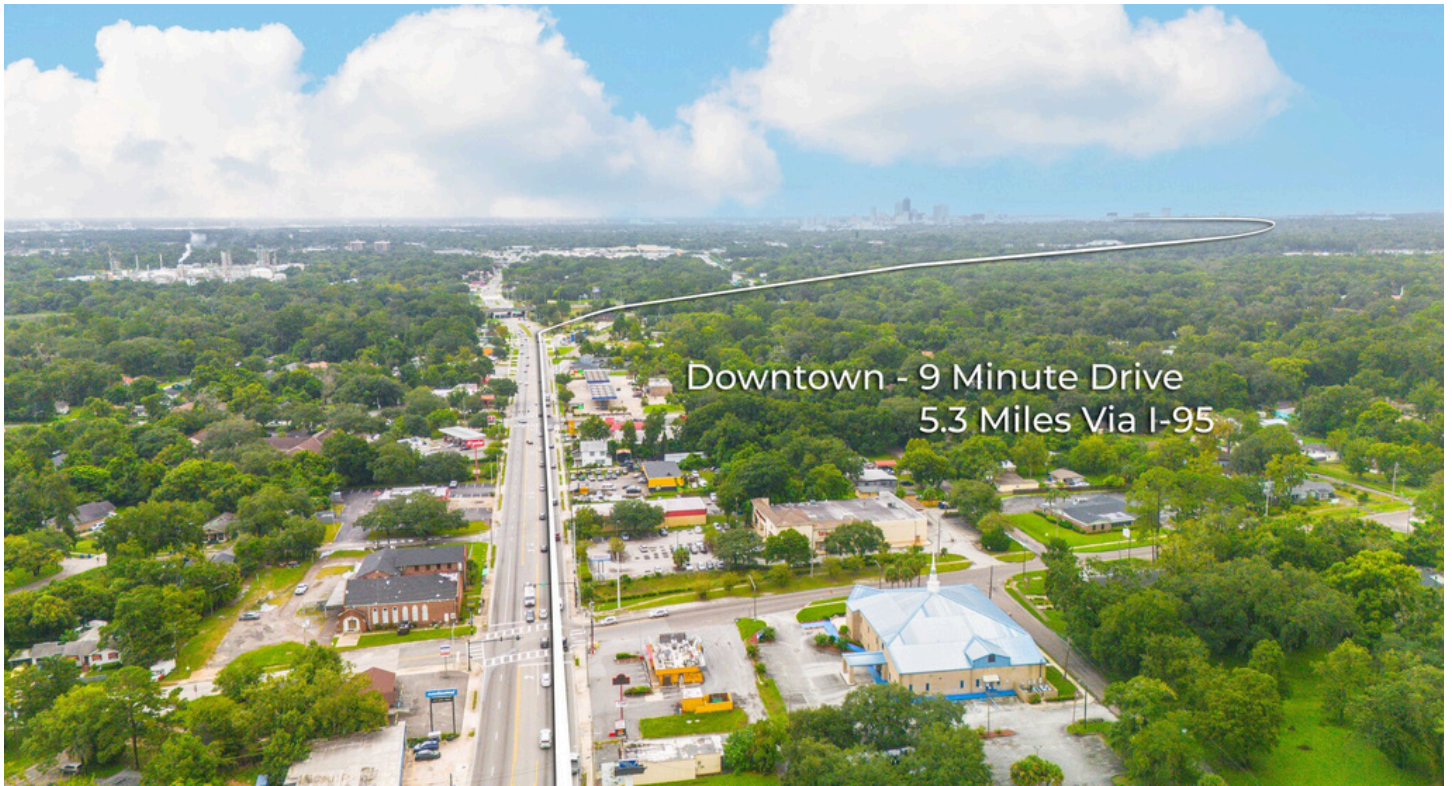
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