



6200 Arlington Expressway
Jacksonville, FL 32211
\$975,000

 **LoopNet Listing ID #31957854**

Watson Commercial Realty Inc.
4685 Sunbeam Road, Suite 4
Jacksonville, FL 32257
904-200-1030
Will Messer

6200 Arlington Expressway, Jacksonville, FL 32211

Statistics

- **Lot Size: .85-Acre / 37,026 SF**
- **Zoning: CCG-2**
- **Prominent Siting: +300' Arlington Expressway Frontage**



WILL MESSER

Commercial Sales Associate

Mobile: **904-200-1030**

Email: **wmesser@watsoncommercial.com**

Web: **WatsonCommercial.com**

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Traffic Counts



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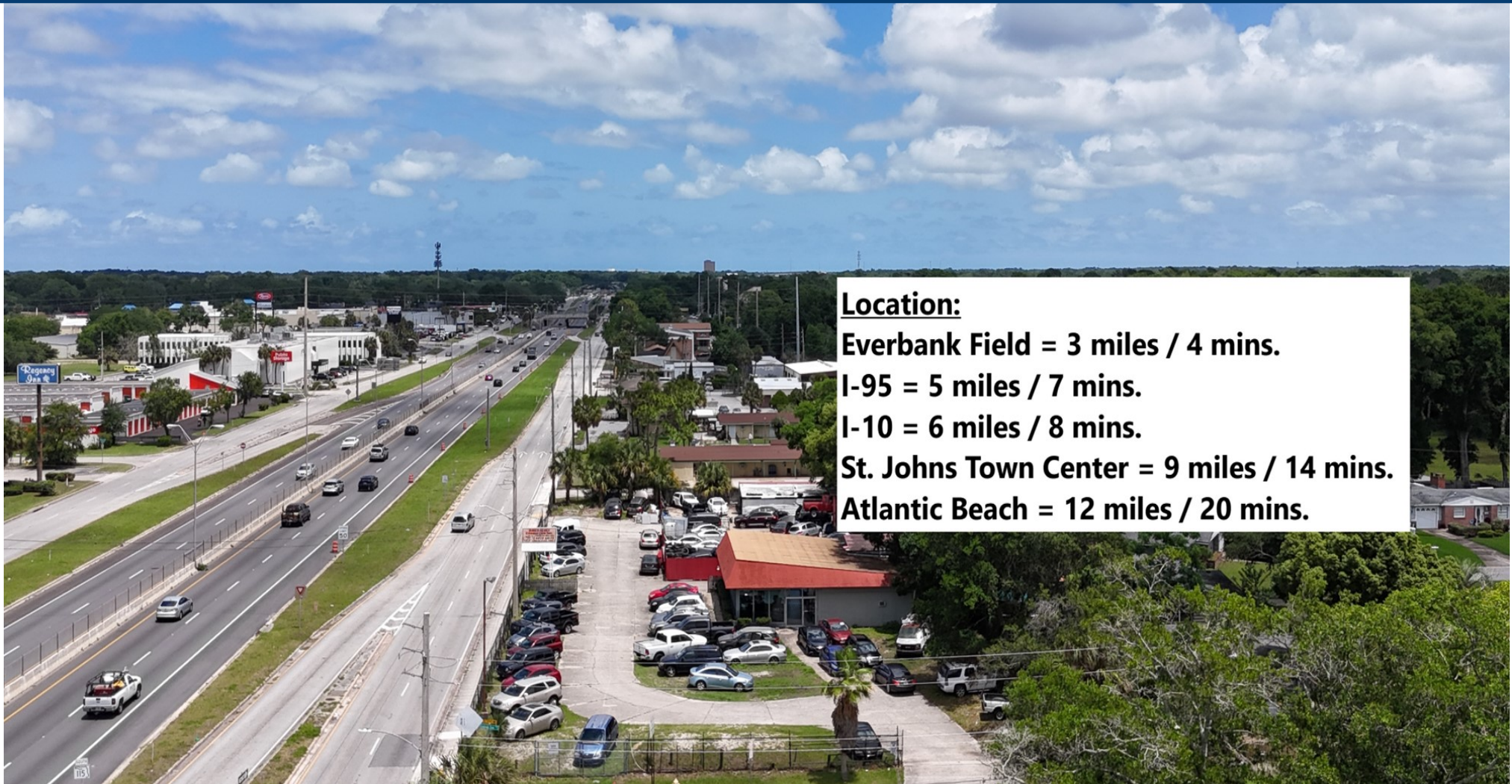
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Location



Location:

Everbank Field = 3 miles / 4 mins.

I-95 = 5 miles / 7 mins.

I-10 = 6 miles / 8 mins.

St. Johns Town Center = 9 miles / 14 mins.

Atlantic Beach = 12 miles / 20 mins.



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Demographics

Radius:	1 mile	3 miles	5 miles
Total Population:	10,590	92,544	212,228
Average Age:	36.8	36.5	37.6
Households:	4,484	37,718	86,269
2023 Avg. HH Inc.	\$61,087	\$62,969	\$64,882



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