



Commercial Land **For Sale**

GREENBRIAR RD, ST. JOHNS, FL 32259

**PARCEL 43**

**PATRICK KENNEY**

904.424.4943

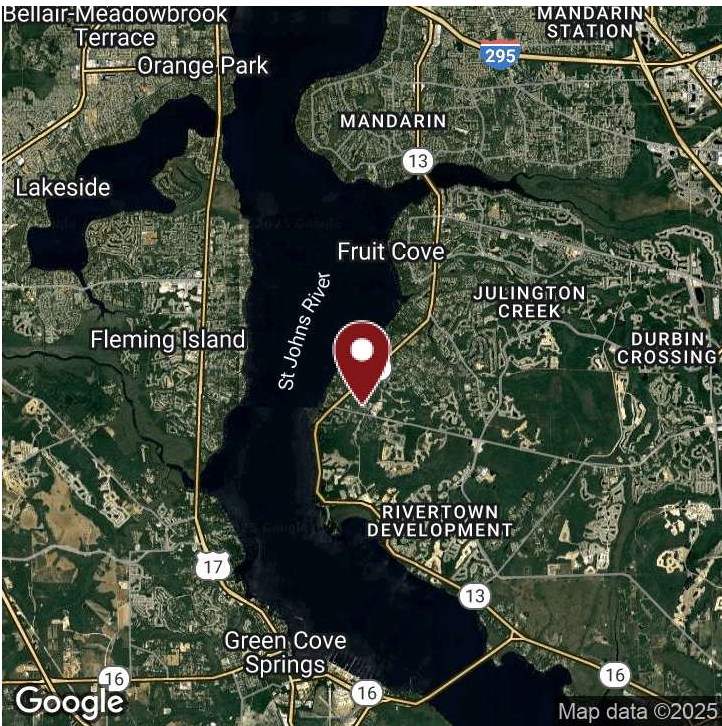
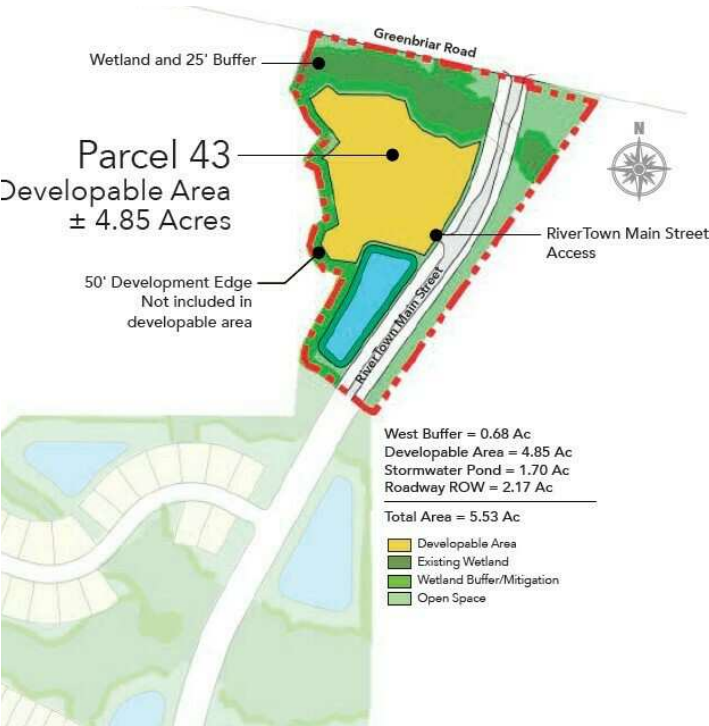
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SVR Commercial, LLC • 100 Fairway Park Blvd Unit 2200 • PVB, FL 32082 • 904.454.3856

**svrcommercial.com**

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OFFERING SUMMARY

Sale Price:	Subject to Offer
Lot Size:	5.53 Acres
Developable Acres:	4.85 Acres
Zoning & Use:	PUD, Commercial

PROPERTY OVERVIEW

SVR Commercial LLC is pleased to present the opportunity to acquire this ±5.53 acre parcel with approximately ±4.85 developable acres located at the corner of Greenbriar Rd and RiverTown Main Street. The parcel is located within the RiverTown PUD allowing for numerous commercial opportunities. With approximately 4,800 AADT and a 50' upland buffer along the west boundary, this parcel offers a strategic location with high visibility for retail development projects.

PROPERTY HIGHLIGHTS

- ±4.85 developable acres
- 50' Upland buffer along West Boundary of the property
- Approximately 4,800 AADT
- Zoned PUD for versatile development opportunities
- Strategic location with high visibility

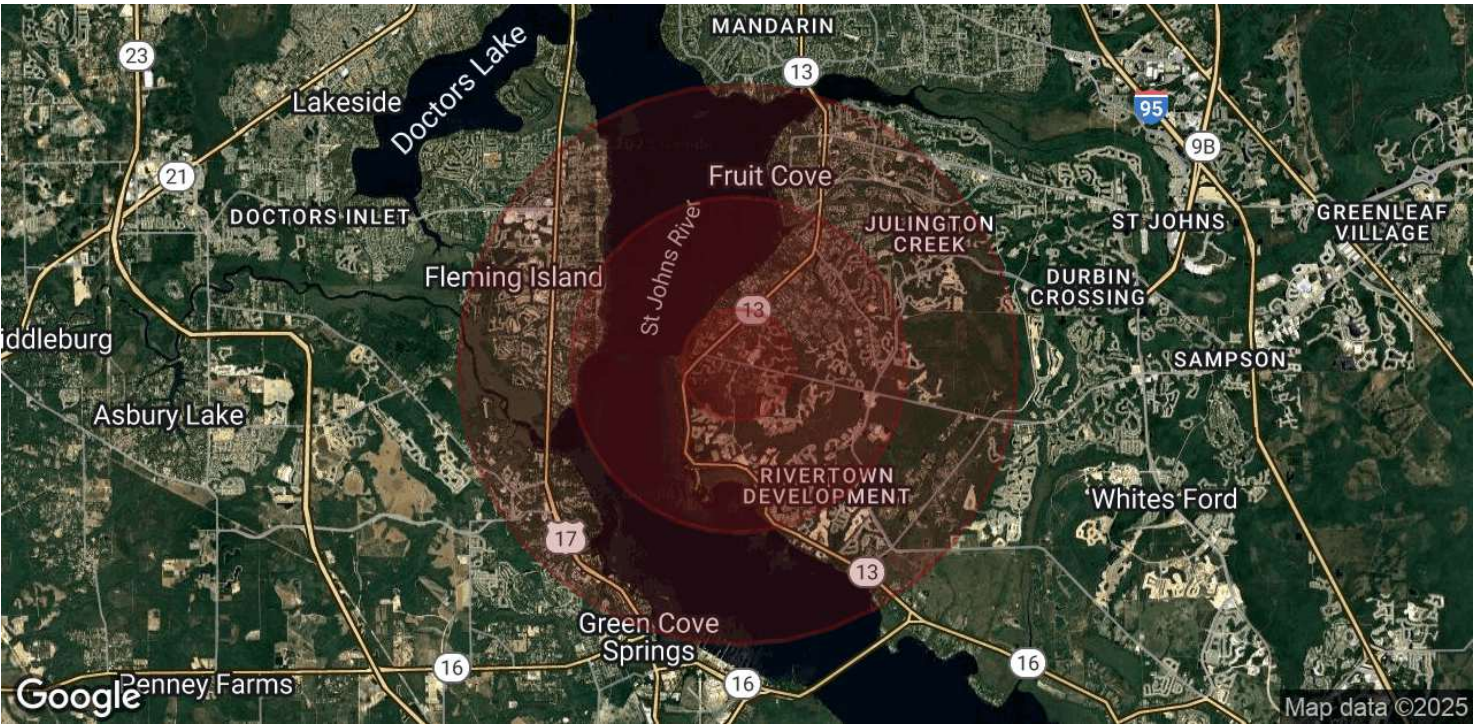
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,792	17,406	65,010
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	924	5,801	22,428
# of Persons per HH	3	3	2.9
Average HH Income	\$168,248	\$163,578	\$160,153
Average House Value	\$649,942	\$610,188	\$538,047

Demographics data derived from AlphaMap

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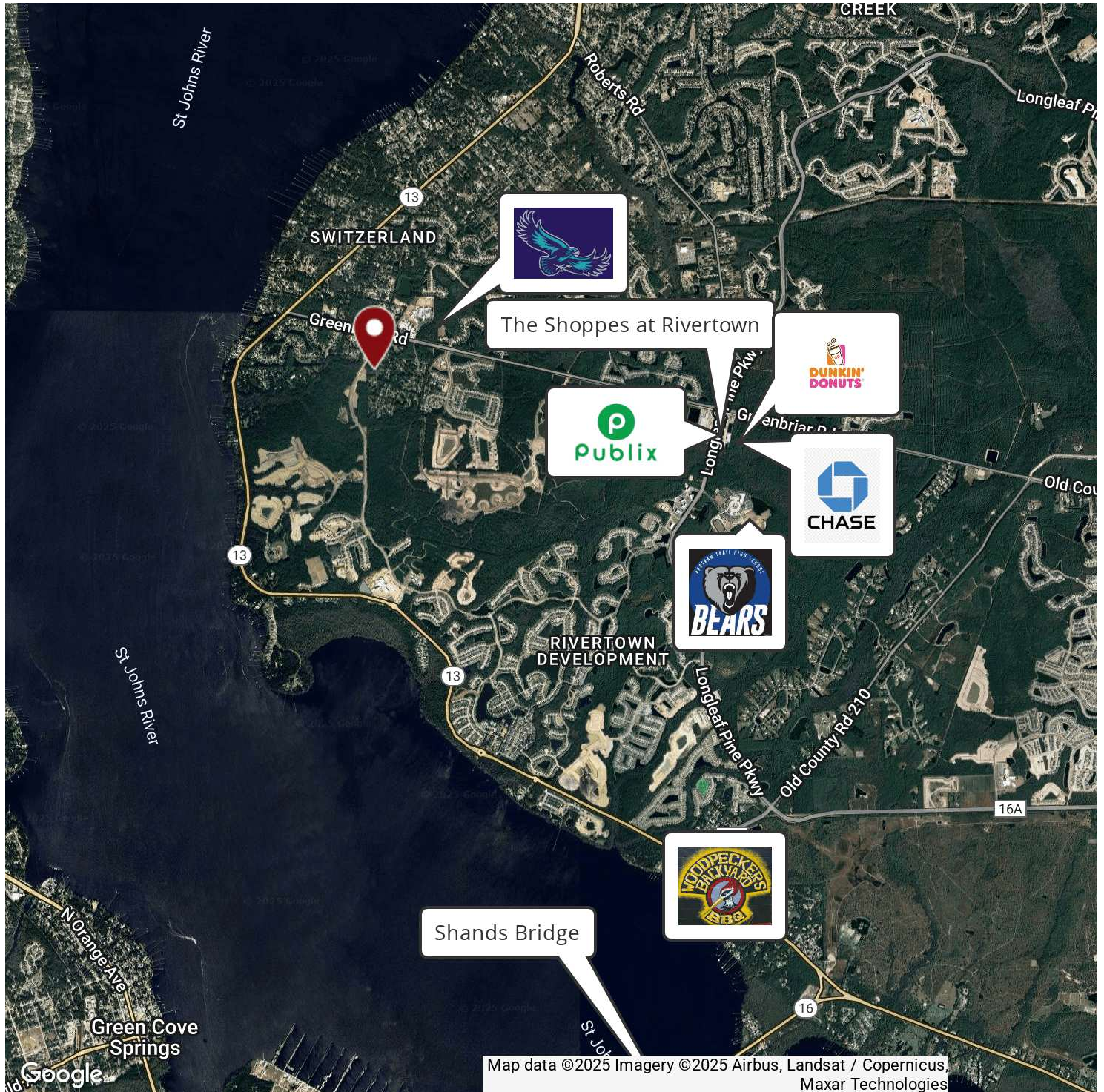
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