

12233 SAGO AVENUE WEST, JACKSONVILLE, FL 32218

OCEANWAY PLAZA



AMANDA HARDY KATHY JETT

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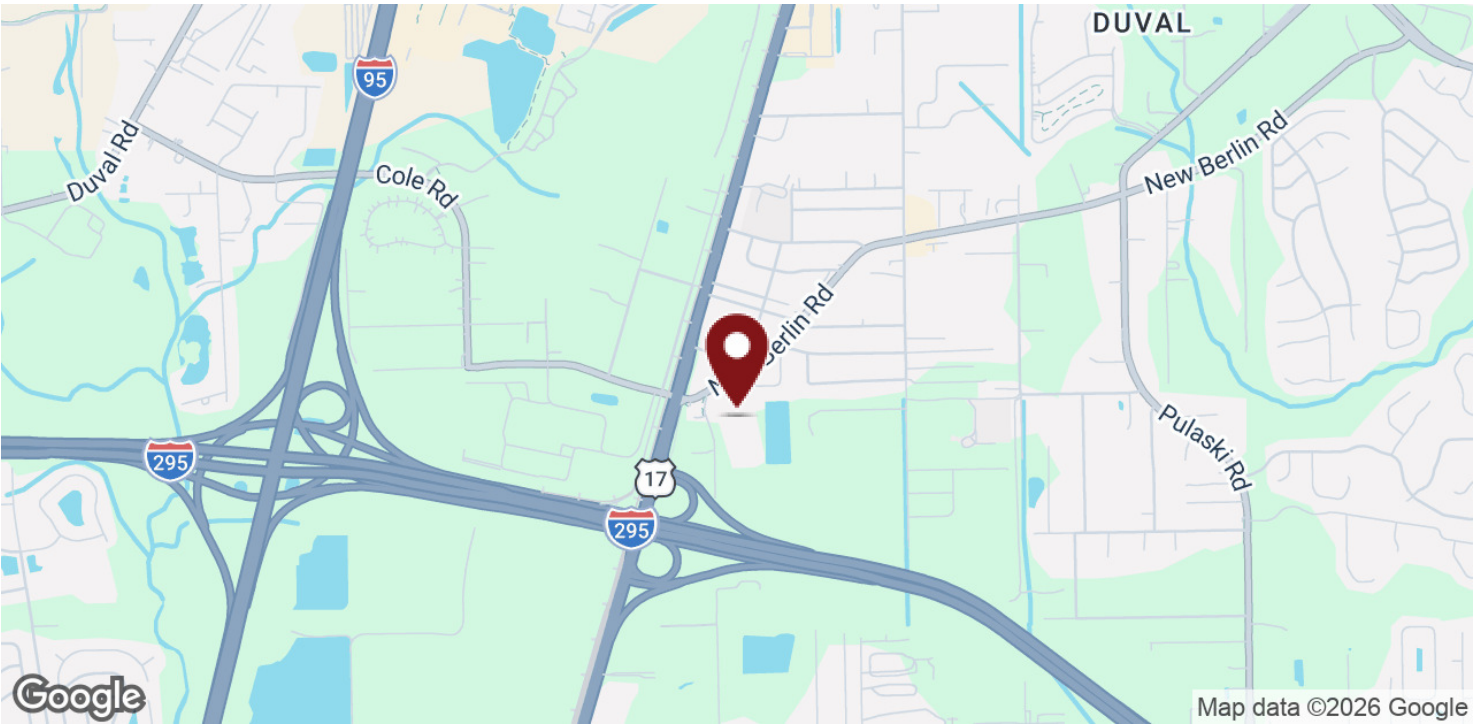
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OFFERING SUMMARY

Ground Lease Price:	\$90,000 GL/YR
Lot Size:	0.4 Acres
Zoning:	CCG1

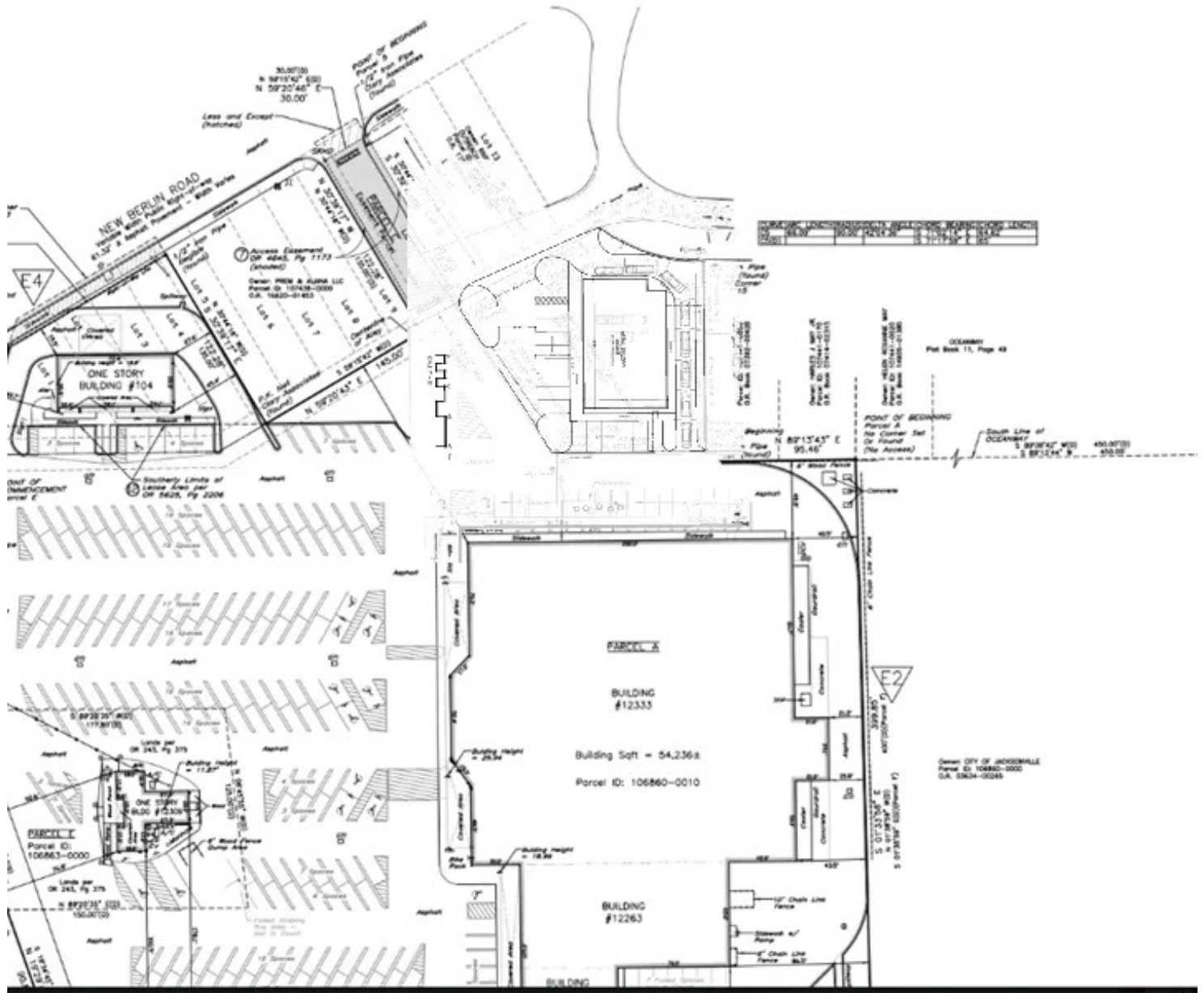
PROPERTY OVERVIEW

Parcel B at Oceanway Plaza offers a prime outparcel ground lease opportunity within a well-established North Jacksonville retail corridor. Located at the entrance to the shopping center at New Berlin Road and Sago Avenue West, the site benefits from strong visibility, existing cross-access, shared parking access, and proximity to established national and regional retailers. The current conceptual plan contemplates a ±4,000 SF freestanding retail building with drive-thru capability, making the parcel especially attractive for restaurant, coffee, quick-service, medical, or service-oriented users seeking a high-exposure location within an active neighborhood center. Surrounded by existing retail activity and positioned to capture traffic from both the shopping center and surrounding residential growth, Parcel B presents a compelling opportunity for a user, investor, or developer to establish a presence in a proven commercial node. The site's layout, frontage, and accessibility support a range of retail and service uses, subject to final site planning, CCR restrictions, and municipal approvals.

PROPERTY HIGHLIGHTS

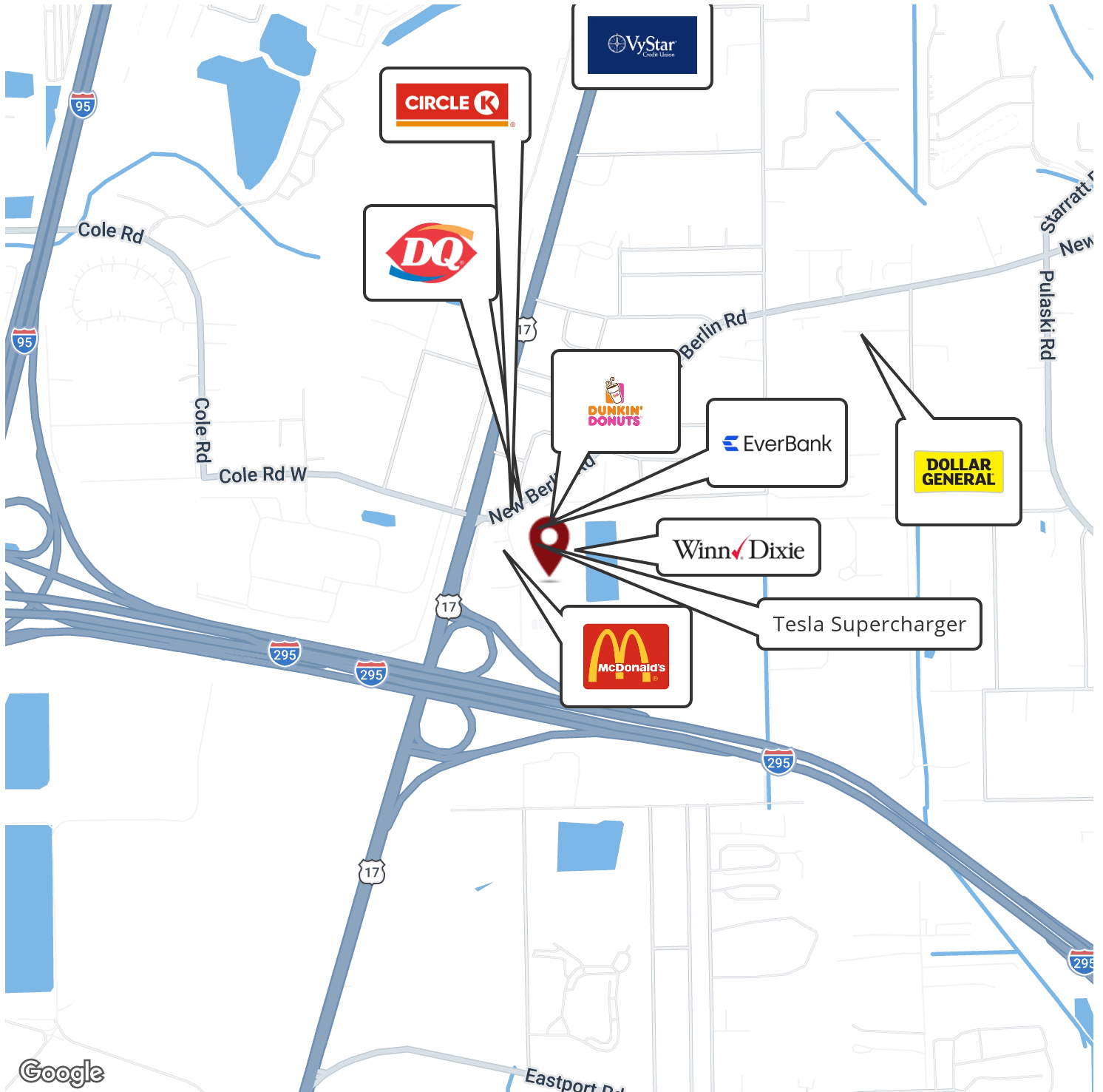
- Excellent exposure with direct frontage on the center's signalized entrance
- Surrounding residential density + existing center traffic
- Rare infill outparcel in an established center
- Conveniently situated with immediate access to Interstate 295

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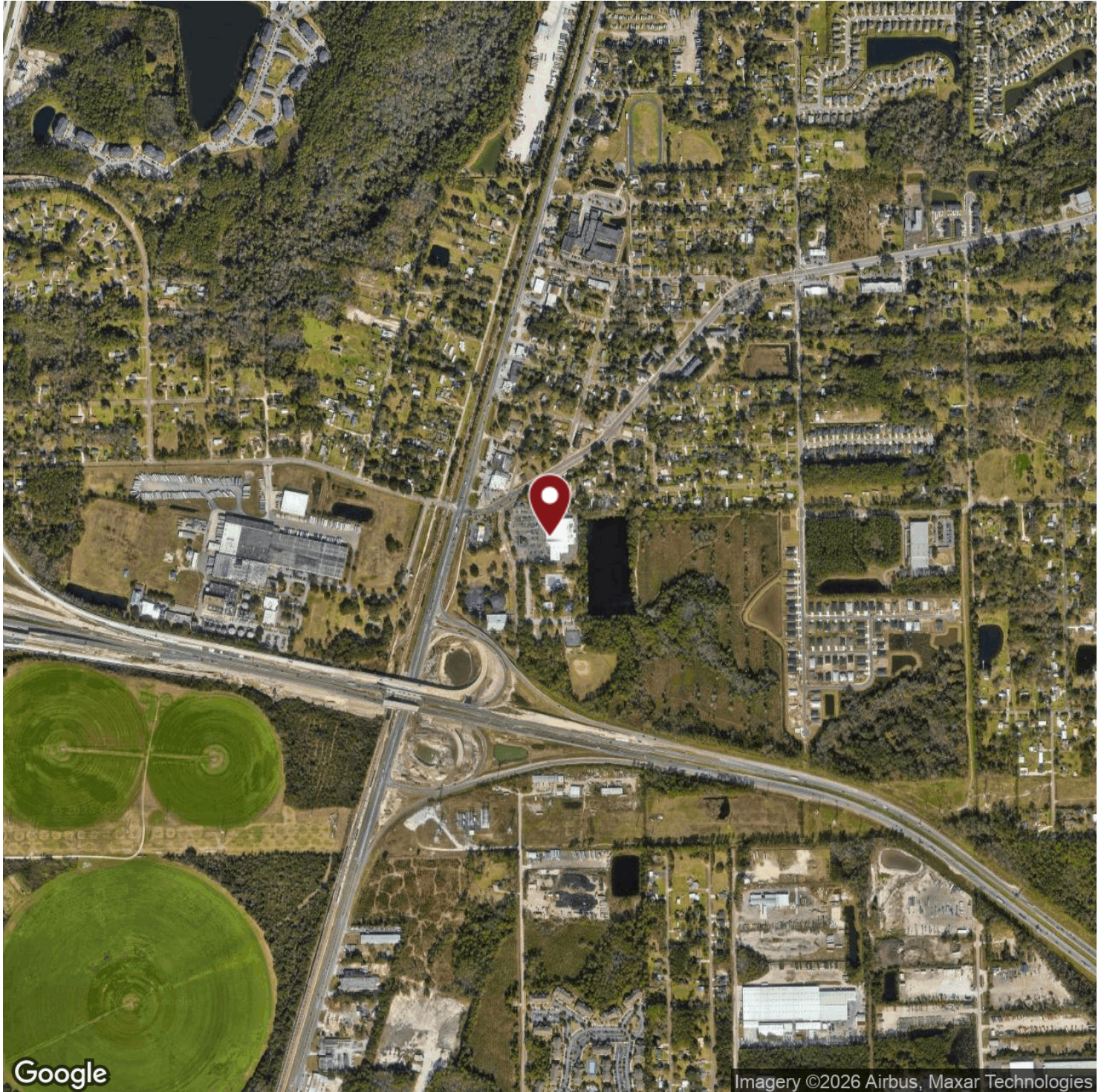
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