

4 Retail Buildings on 3.69± AC Parcel

Atlantic Blvd and Arlington Rd, Jacksonville, FL



Property Highlights

- **Asking price:** \$2,900,000
- Value-add retail or redevelopment opportunity
- The 20,000± sf building is well-suited for a school or church
- Tenants are month to month
- Zoned CCG-2, allowing for most retail uses
- Parcel wraps corner with 200'± frontage on both Atlantic Blvd and Arlington Rd
- 35,000 cars per day on Atlantic Blvd
- Owner has clean Phase 1
- ***Please do not disturb current tenants***

Building 1

8,060± SF
2-story, office/retail

Building 2

8,675± SF
multi-tenant retail

Building 3

5,616± SF
multi-tenant retail

Building 4

20,166± SF
school, church, multi-purpose center

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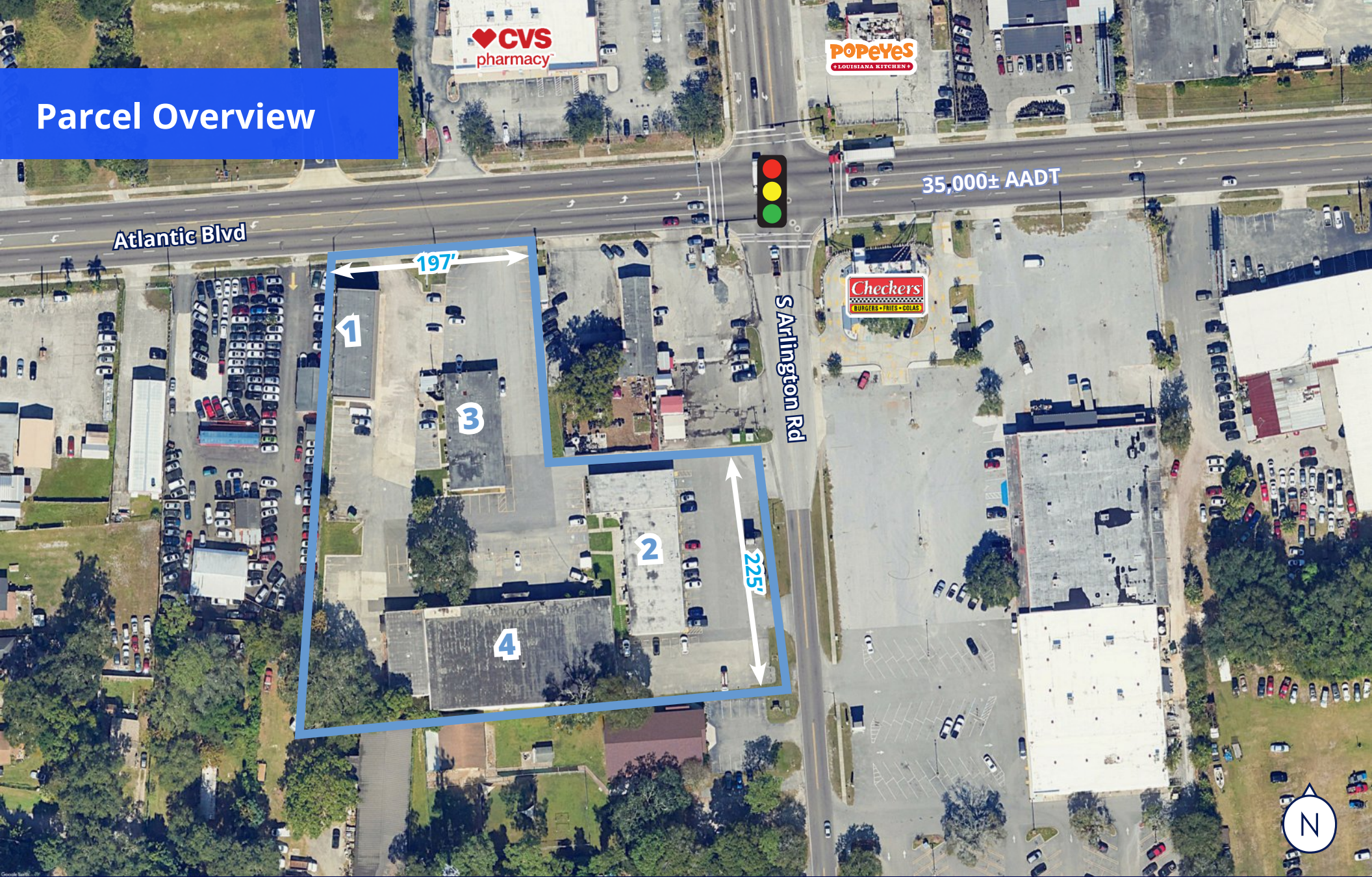
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Parcel Overview



Building 1
8,060± SF
office/retail

Building 2
8,675± SF
multi-tenant retail

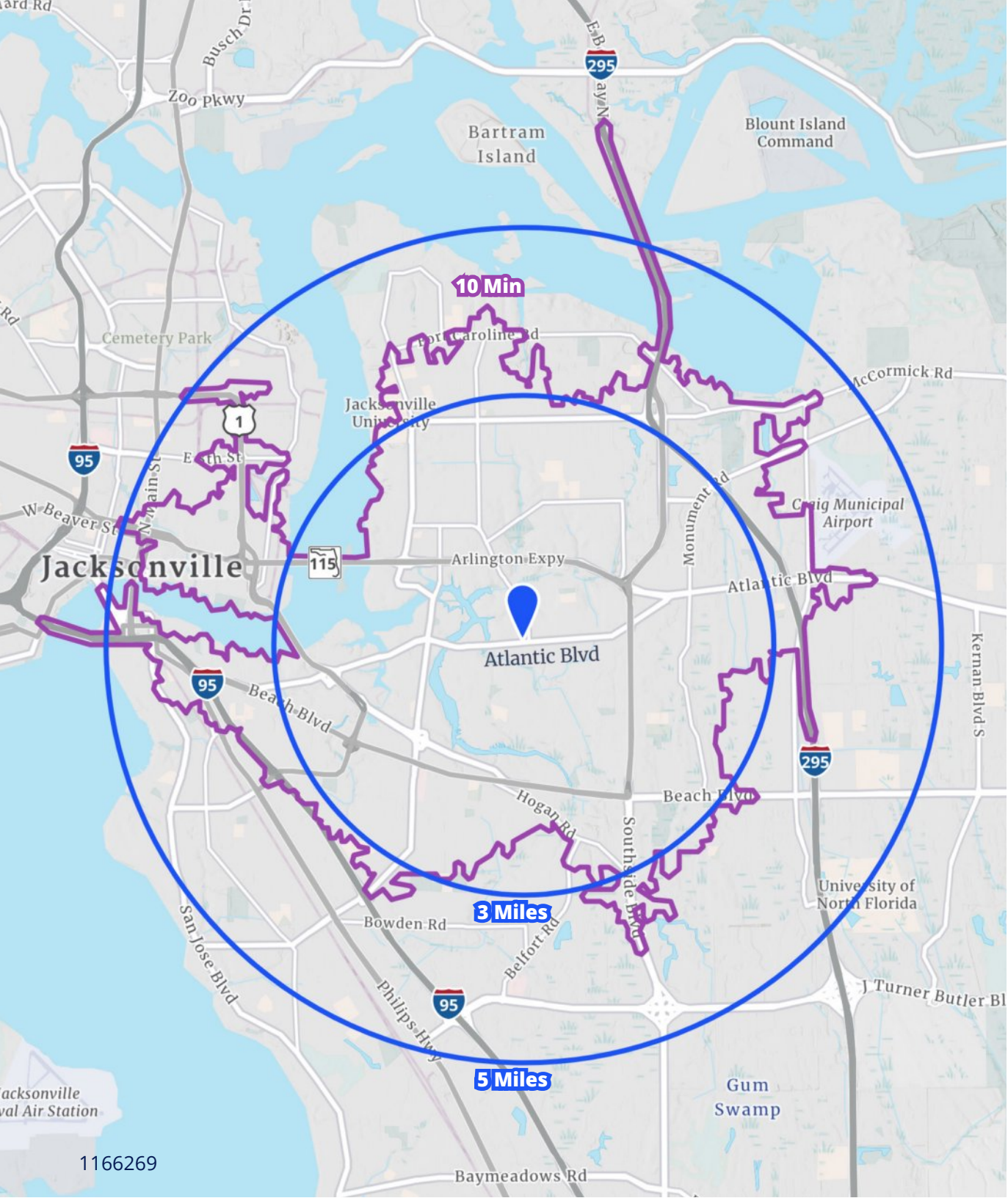
Building 3
5,616± SF
multi-tenant retail

Building 4
20,166± SF
school, church, multi-purpose center

Photo Gallery



Building 4
20,166± SF



Demographics

Source: ESRI Business Analyst, 2025



Population

10 Min		130,773
3 Miles		91,713
5 Miles		231,714



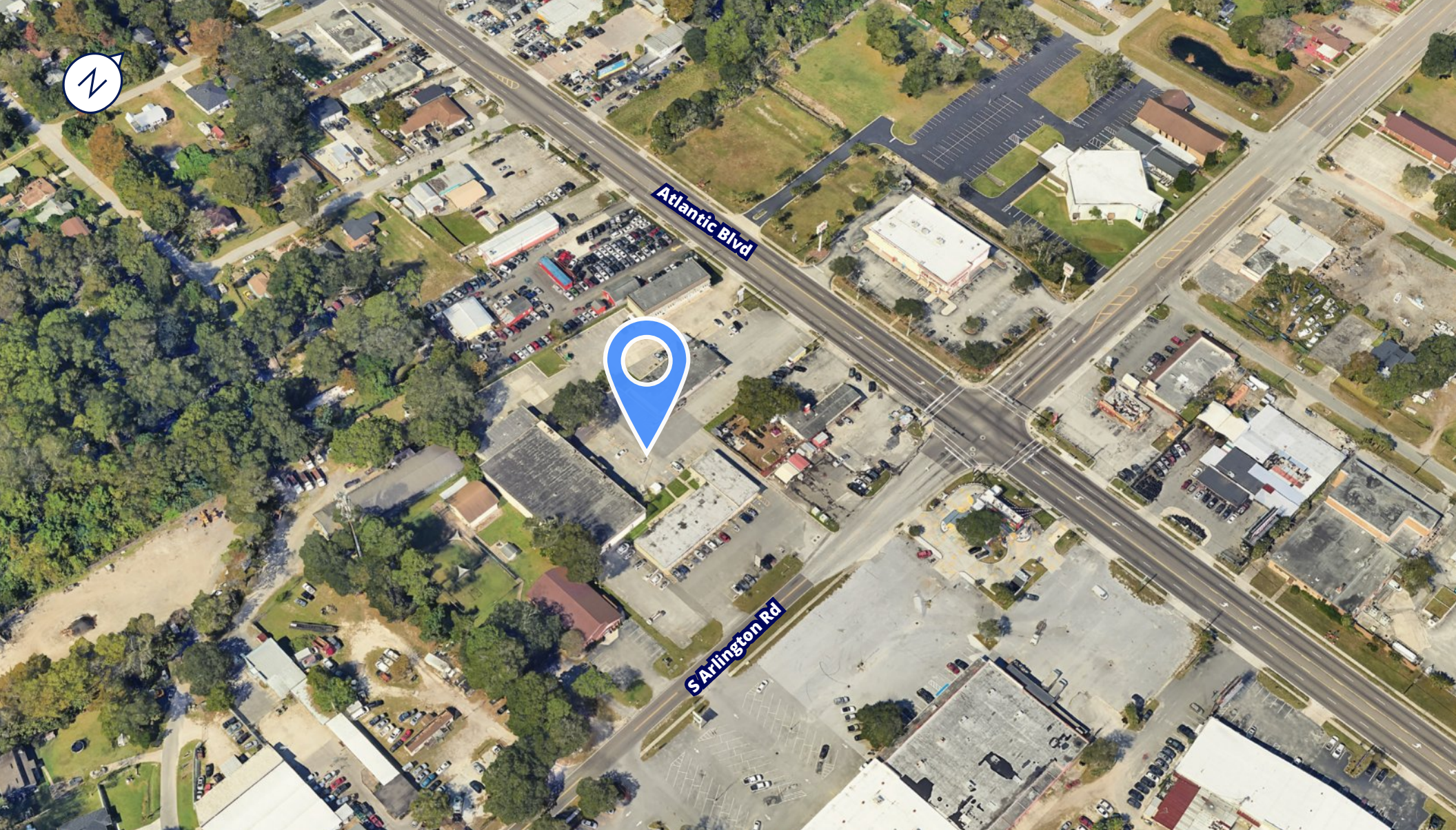
Daytime Population

10 Min		153,512
3 Miles		95,431
5 Miles		297,714



Average HH Income

10 Min		\$76,942
3 Miles		\$77,021
5 Miles		\$82,900



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