

Colliers

Site

WAFFLE
HOUSE

TIRE PLUS
TOTAL CAR CARE



Atlantic Blvd

Lee Rd



Advance
Auto Parts



For Sale

108 Lee Road Jacksonville, FL 32225

Property Highlights:

- Located on Lee Road just north of Atlantic Boulevard (Regency Mall area)
- Traffic light at Atlantic Boulevard and Lee Road for easy ingress/ egress
- Easy access to I-295 just blocks to the east and Arlington Expressway to the west
- Zone Industrial Light (IL)
- Utilities: well and septic included
- Total of 3,228± SF on 1.09± acres of land
- Five buildings on property (all photos on page 3)
 - **Building 1:** 840± SF office building
 - **Building 2:** 500± SF warehouse building with roll up door (20' by 25' deep)
 - **Building 3:** 500± SF warehouse building (20' by 25' deep) with roll up door
 - **Building 4:** 800± SF warehouse building (20' by 40' with the ability to completely drive through the building. Good for companies with trucks and attached trailers that want to keep them out of weather. Doors are 20' wide by 10' high.
 - **Building 5:** 588± SF office building with two private offices and a small kitchen
- Asking price reduced: ~~\$1,050,000~~ \$899,000

Contact us:

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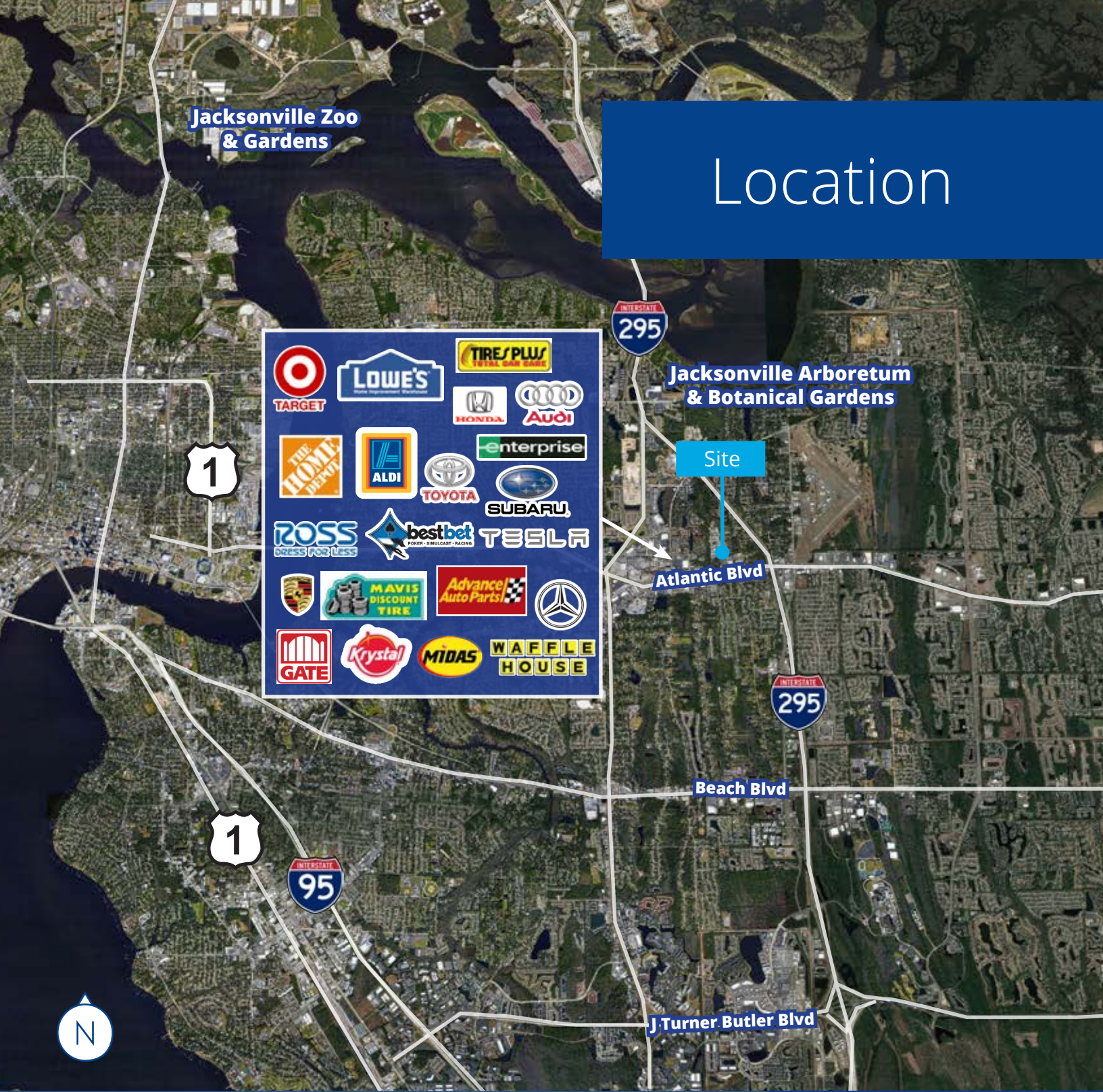
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Colliers
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Accelerating success.

Location



5 mi. Area Demographics

Source: ESRI Business Analyst



2023 Estimated Population
223,989



2023 Estimated Household Income
\$87,679

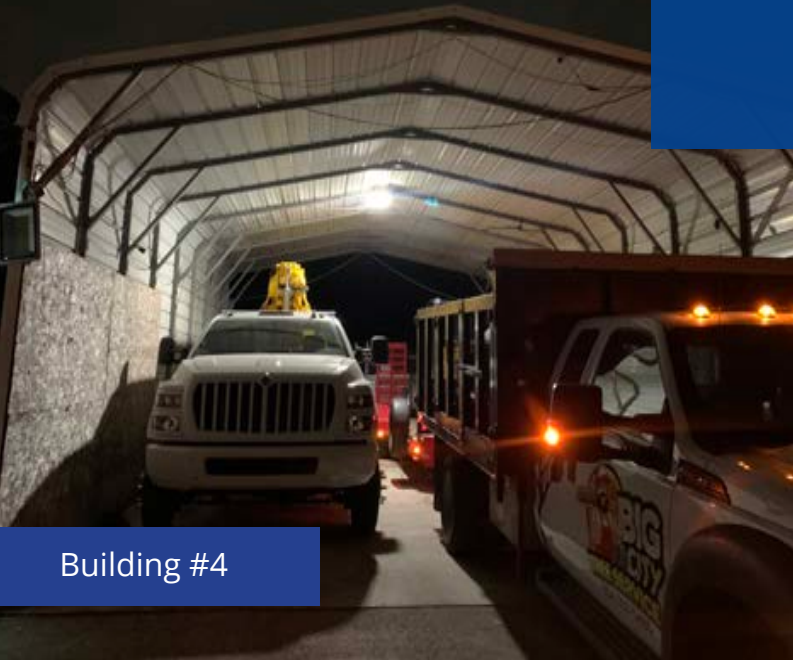


2028 Projected Population
224,473

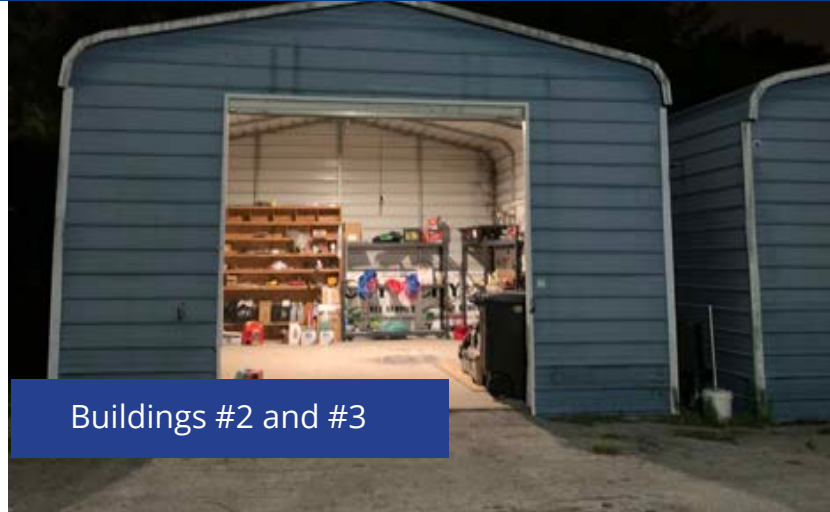


2028 Projected Household Income
\$100,845

Property Photos



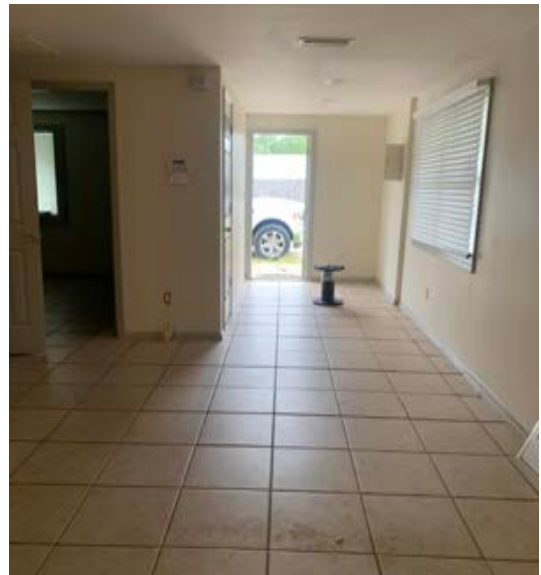
Building #4



Buildings #2 and #3



Building #1 Interior Photos

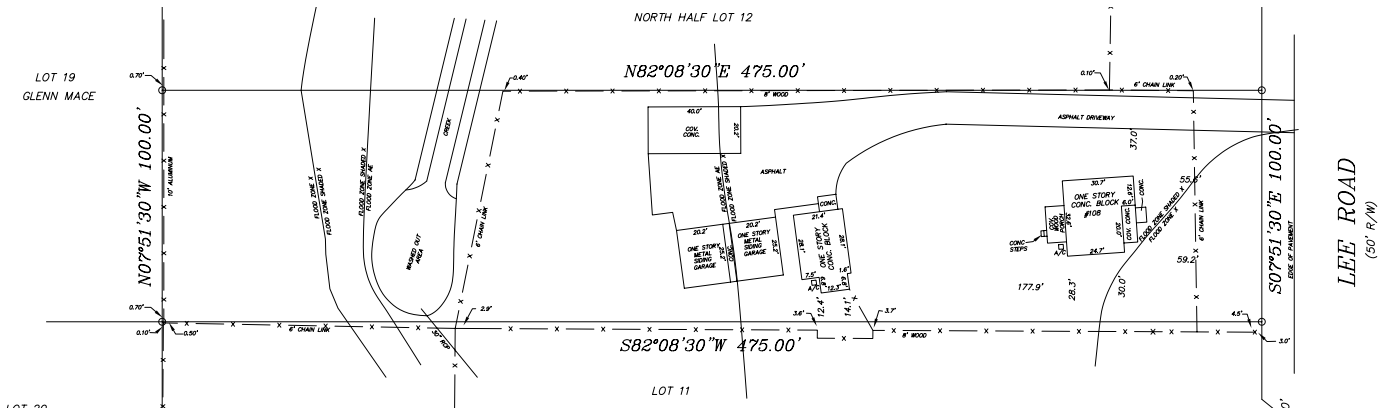


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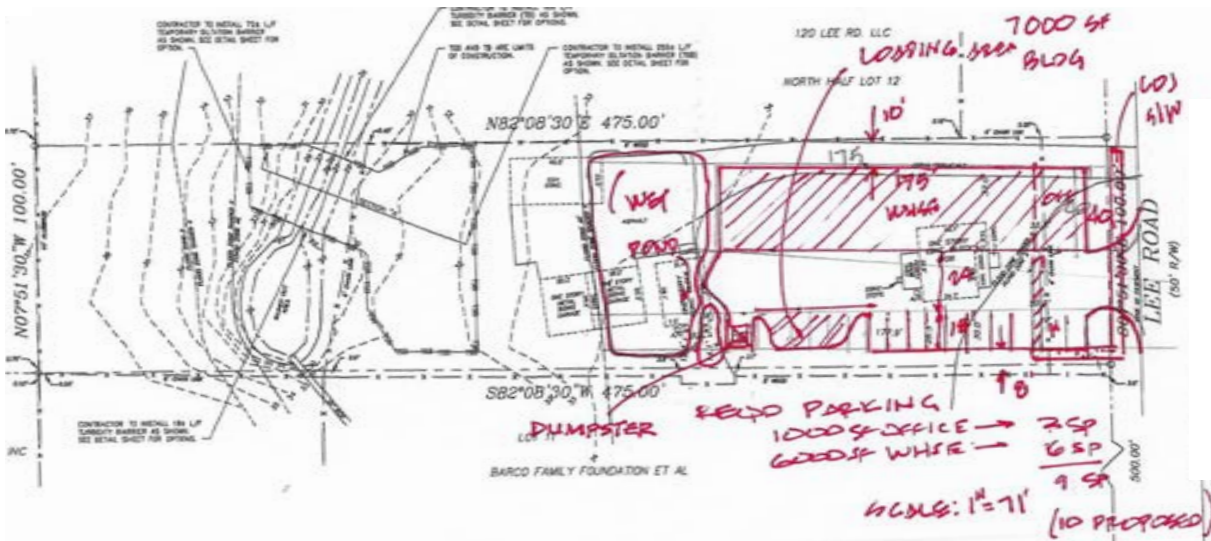


Survey

Current survey:



Proposed site plan for 7,000± SF building outlined in red:



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