

# SALE / LEASE

5711 RICHARD ST

5711 Richard St Jacksonville, FL 32216



## PROPERTY DESCRIPTION

**\*\*Prime 1-Acre Land Opportunity near Philips Hwy and I95\*\***

Discover a rare 1-acre parcel of land with approved PUD (Planned Unit Development) zoning, offering a versatile range of CCG1 uses, including minor and major automotive repair. This strategic location provides an exceptional opportunity for automotive businesses seeking a well-suited location for their operations. With easy access to major highways and a thriving commercial district, this land offers a promising foundation for success. Don't miss the chance to secure this prime piece of real estate and take advantage of its potential for a wide array of commercial uses.

## PROPERTY HIGHLIGHTS

- PUD Approved
- Minor and Major Automotive Repairs Allowed
- Easy Access to Highway

## OFFERING SUMMARY

Sale Price: \$549,000

Lease Rate: \$4,500.00 per month (NNN)

Lot Size: 1.01 Acres

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Households  | 90        | 558       | 3,450    |
| Total Population  | 221       | 1,354     | 8,490    |
| Average HH Income | \$69,239  | \$70,237  | \$69,143 |

**Adam Lanteigne**  
(904) 584-7777

**Brian McCaffrey**  
(904) 827-1717



**COLDWELL BANKER  
COMMERCIAL**  
PREMIER PROPERTIES



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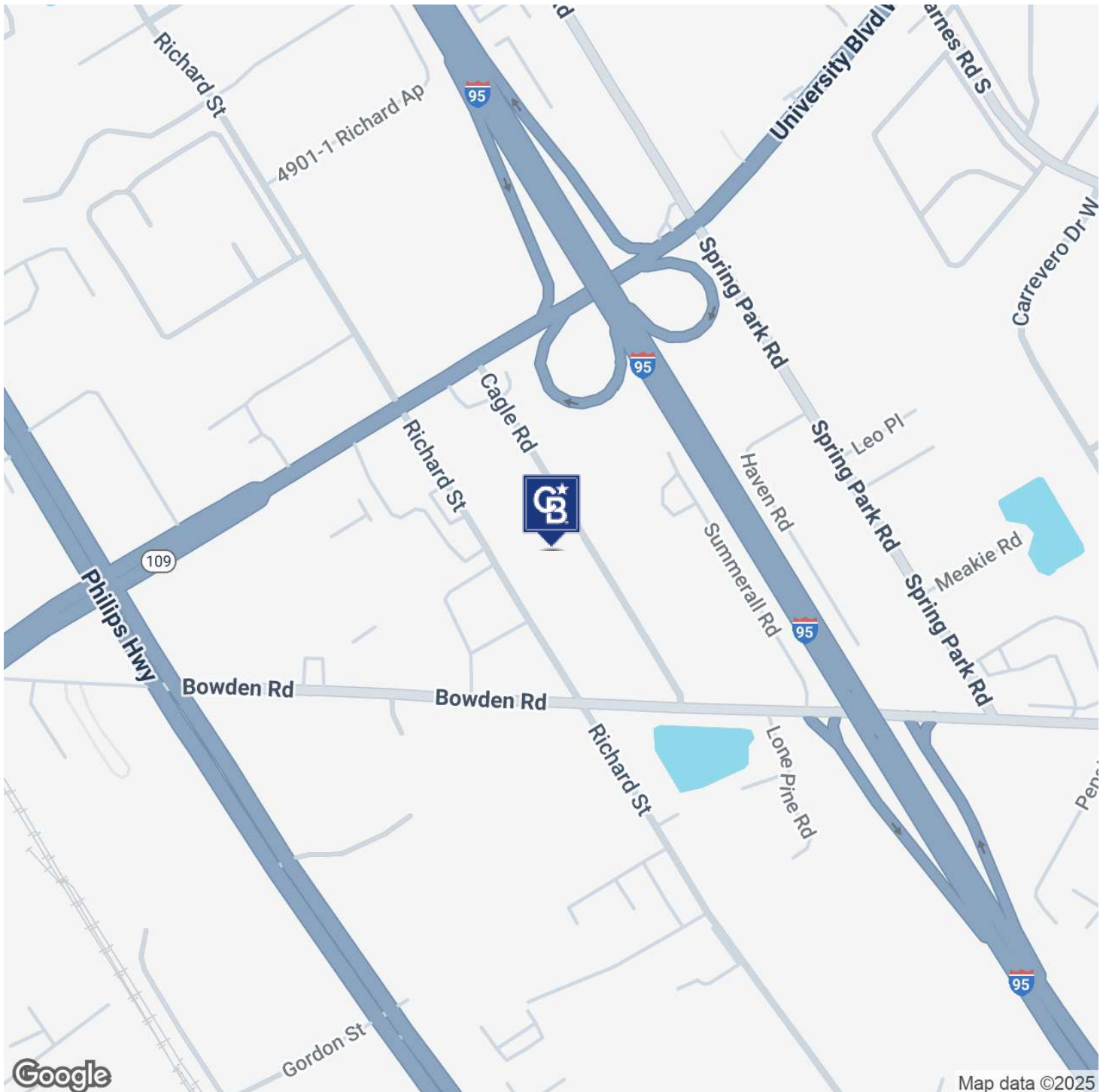
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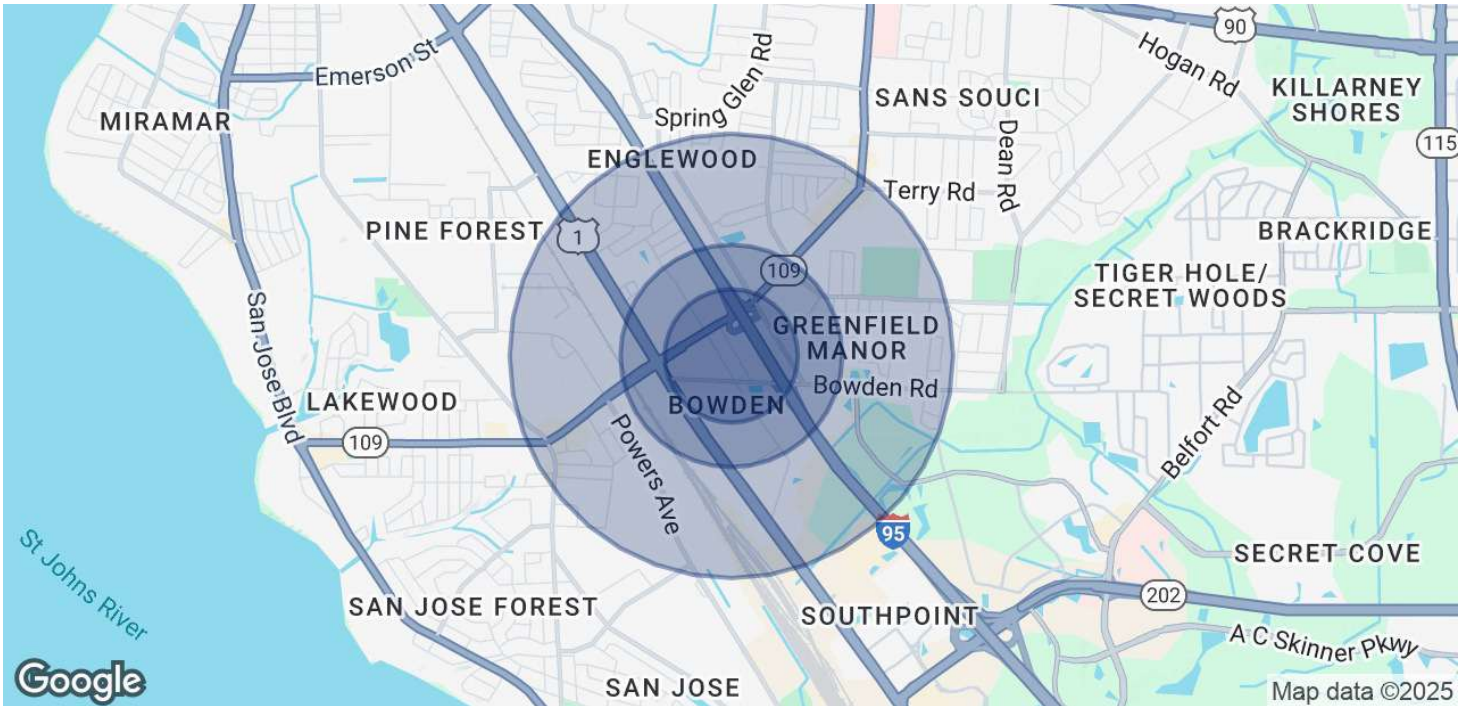


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## POPULATION

|                      | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 221       | 1,354     | 8,490  |
| Average Age          | 40        | 40        | 41     |
| Average Age (Male)   | 39        | 39        | 39     |
| Average Age (Female) | 40        | 41        | 43     |

## HOUSEHOLDS & INCOME

|                     | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 90        | 558       | 3,450     |
| # of Persons per HH | 2.5       | 2.4       | 2.5       |
| Average HH Income   | \$69,239  | \$70,237  | \$69,143  |
| Average House Value | \$249,164 | \$300,071 | \$316,441 |

Demographics data derived from AlphaMap

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