

# SALE

## 5953 ROOSEVELT BOULEVARD

Jacksonville, FL 32244



### PROPERTY DESCRIPTION

This retail store building for sale sits on a 1.1-acre parcel within a well-established Jacksonville corridor near Jacksonville Naval Air Station, offering strong visibility and convenient access. The expansive site provides excess land suitable for additional commercial development or outdoor use, complementing the existing building. The property suits a wide range of retail or service uses and benefits from surrounding residential and commercial activity, flexible interior potential, and on-site parking—an attractive opportunity for an owner-user or investor seeking a stable retail asset.

### PROPERTY HIGHLIGHTS

- Zoning: Commercial Community/General-2 (CCG-2) District
- 1.1 Acres With Excess Developable Land!
- Freestanding Pylon Sign Included!
- Annual Average Daily Traffic (AADT) is 38,000!

### OFFERING SUMMARY

Sale Price:	\$1,450,000
Lot Size:	1.1 Acres
Building Size:	9,120 SF
Zoning:	CCG-2

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	145	434	1,245
Total Population	322	972	2,923
Average HH Income	\$134,856	\$136,106	\$141,637

**Eric Maimo**  
(904) 537-6443

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



**COLDWELL BANKER  
COMMERCIAL**  
PREMIER PROPERTIES

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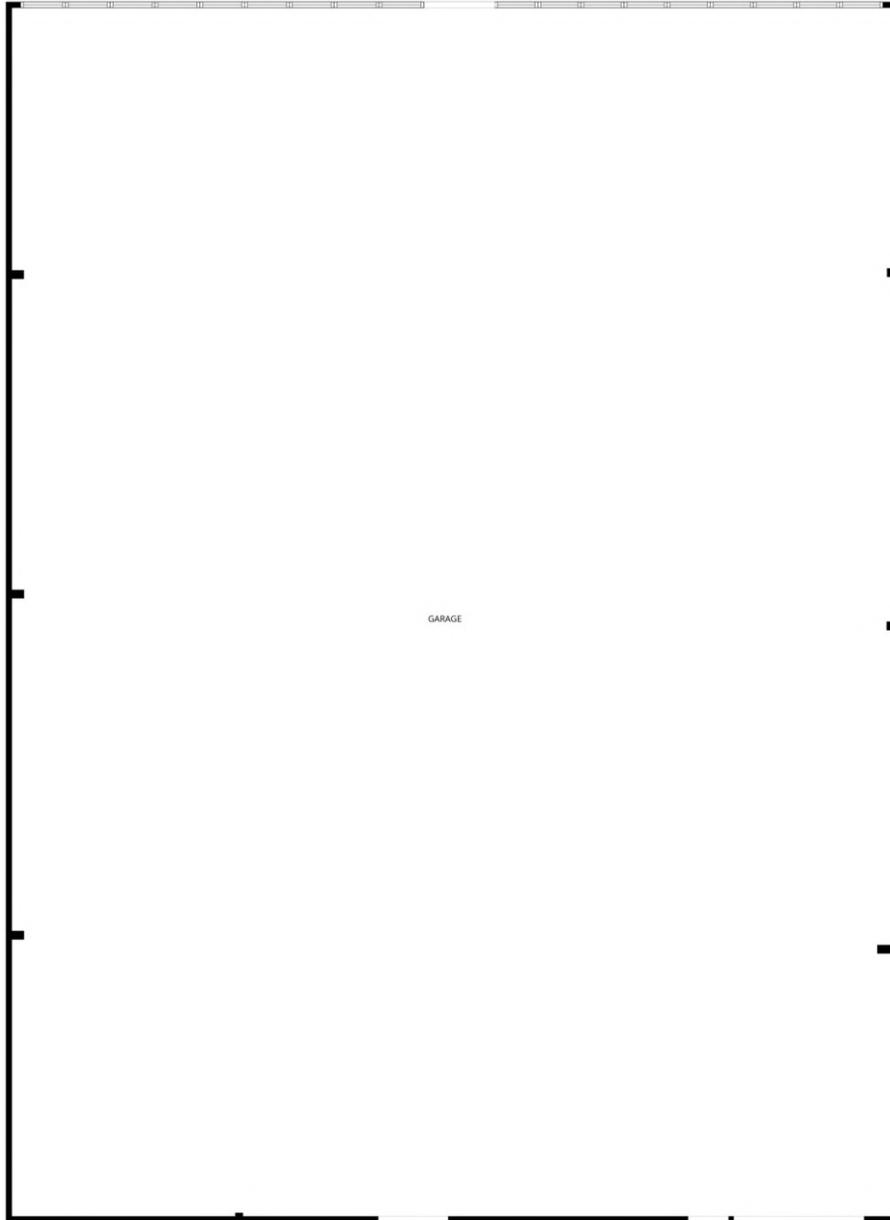


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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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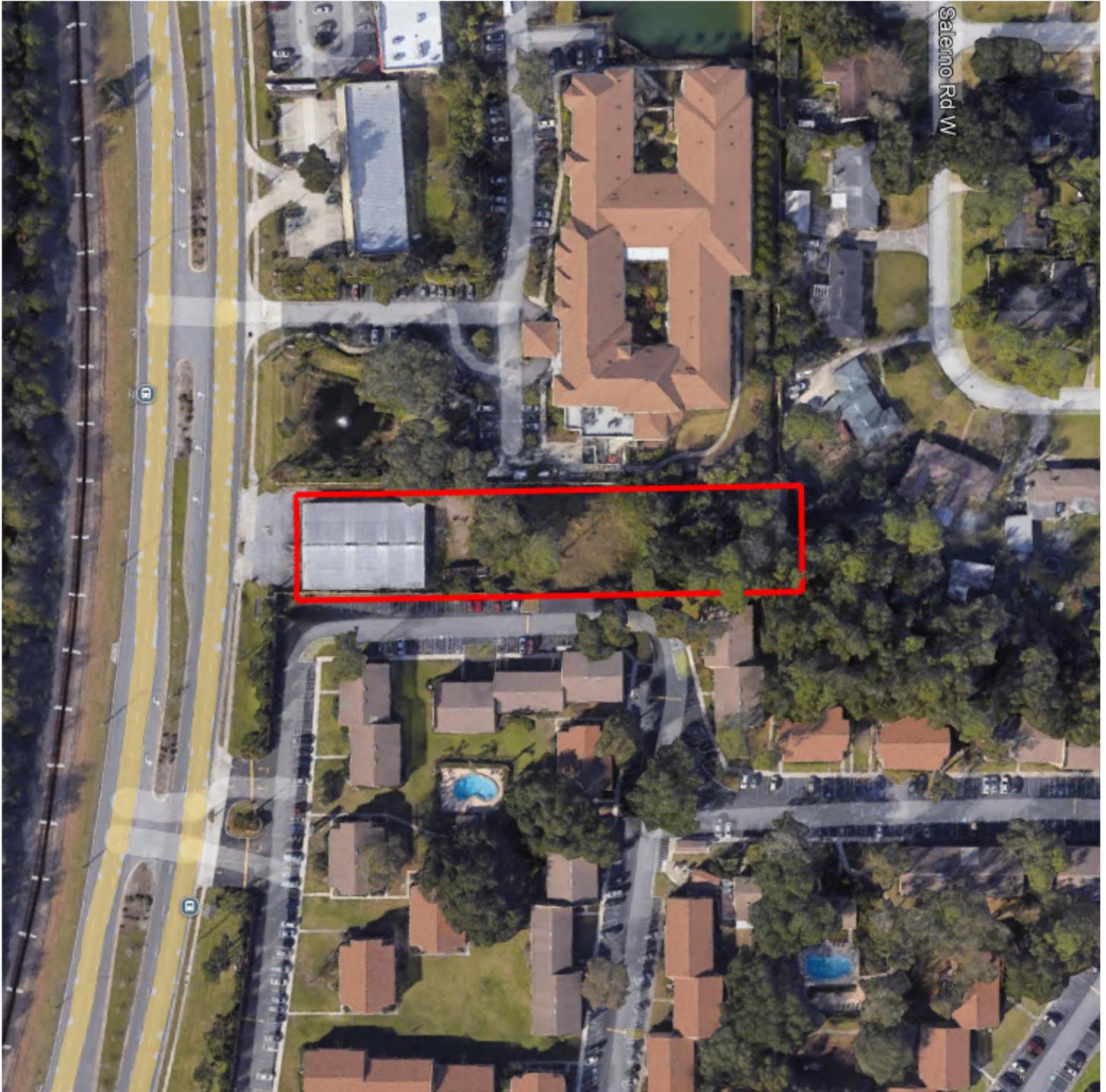


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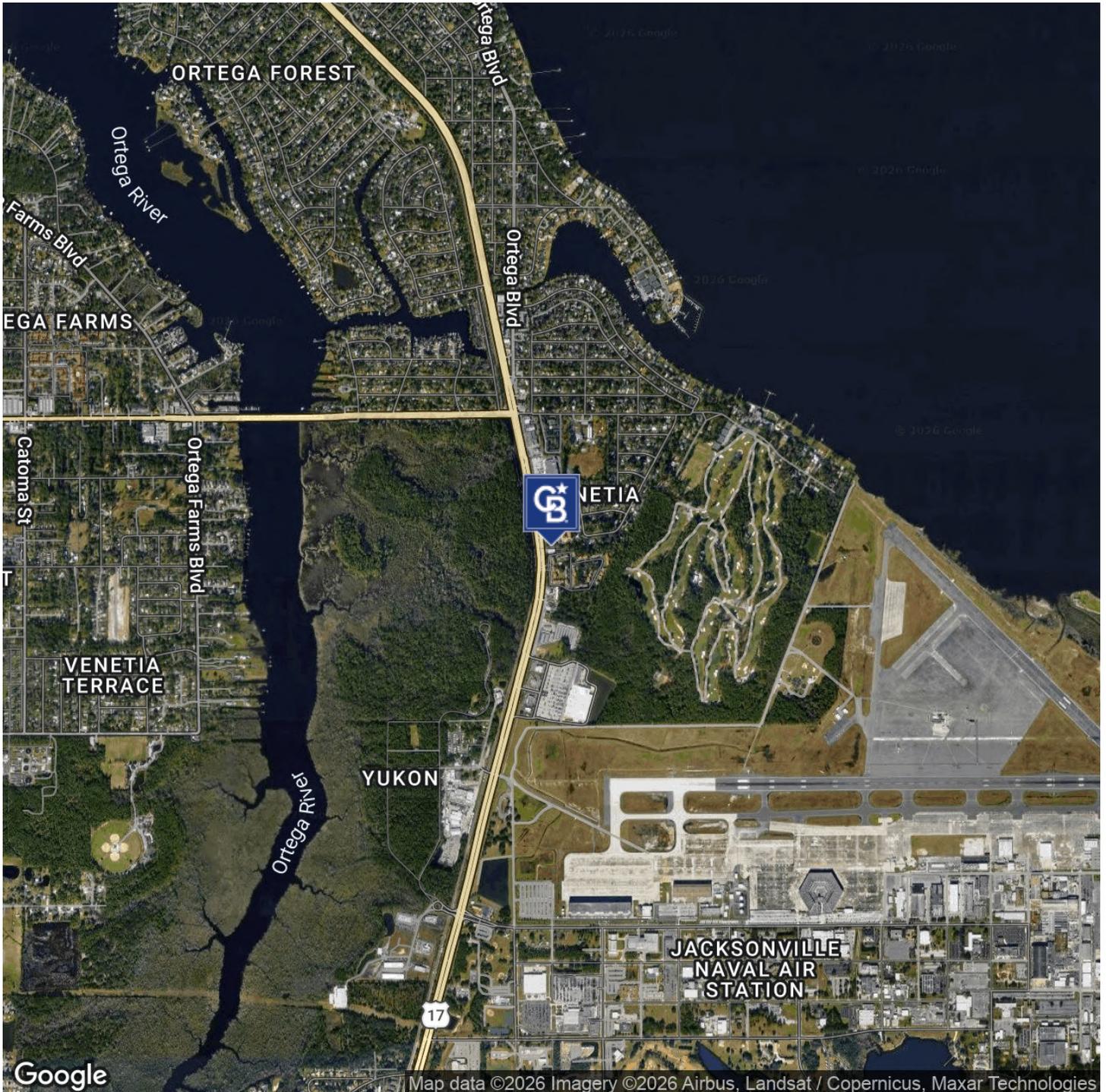


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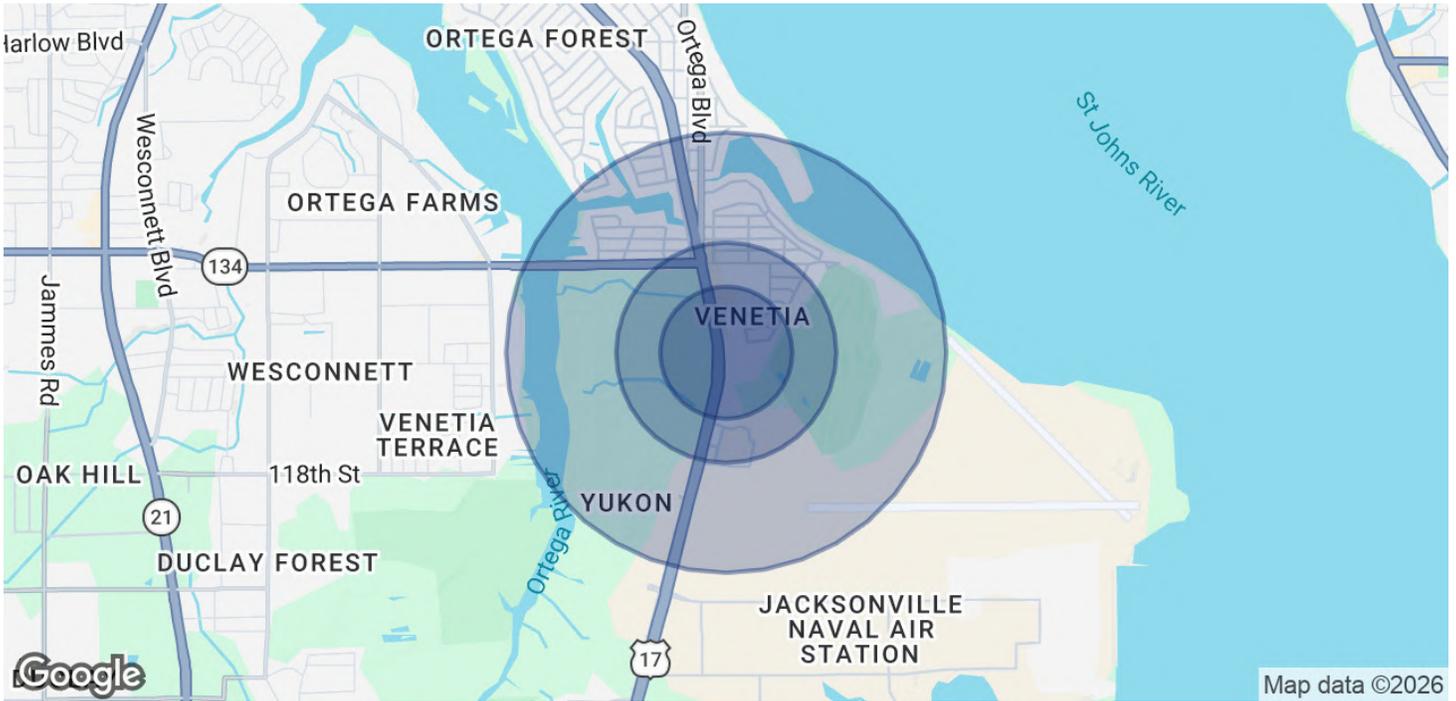


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	322	972	2,923
Average Age	43	43	43
Average Age (Male)	41	41	40
Average Age (Female)	46	46	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	145	434	1,245
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$134,856	\$136,106	\$141,637
Average House Value	\$375,632	\$394,824	\$491,482

Demographics data derived from AlphaMap

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