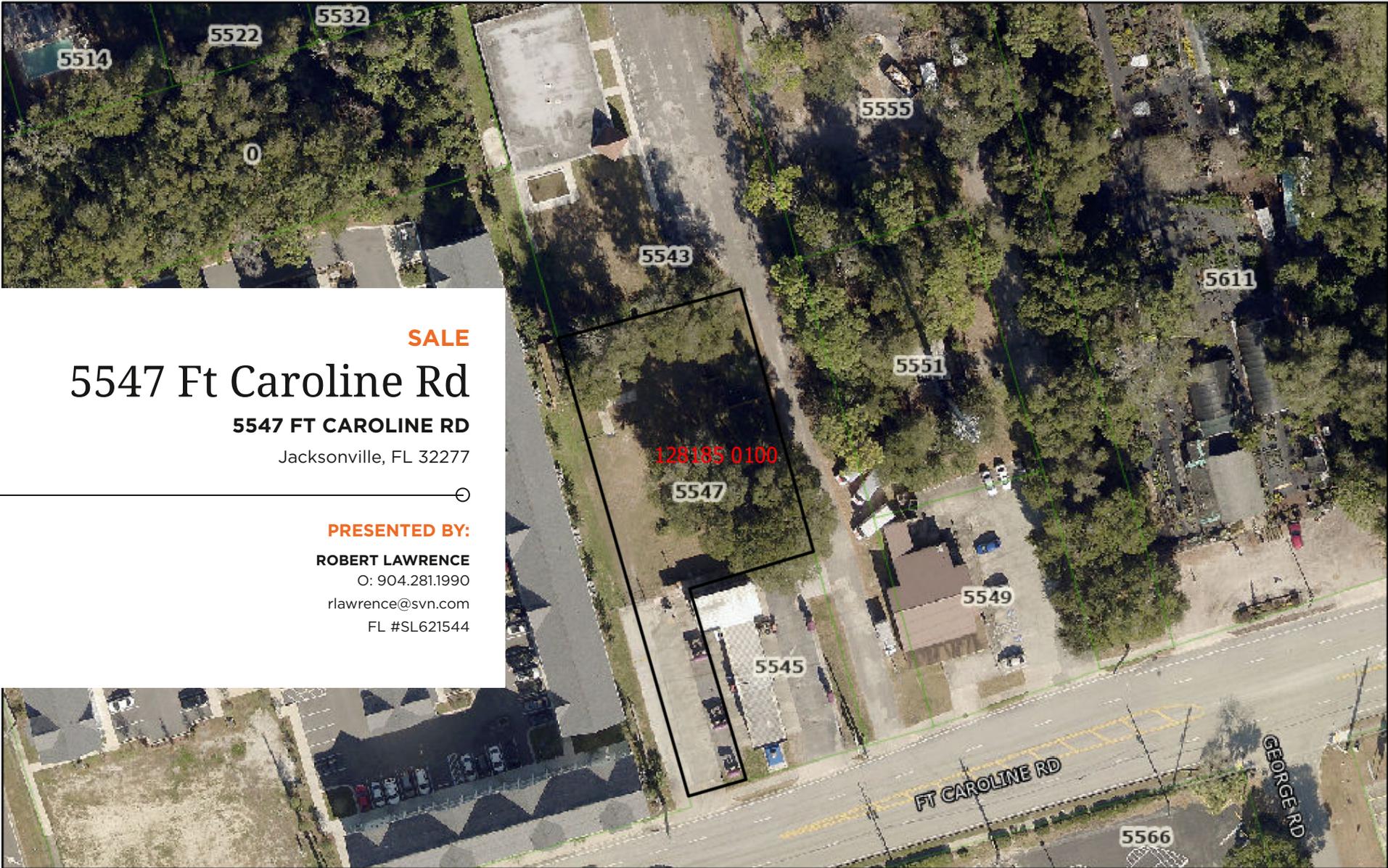


Duval Map

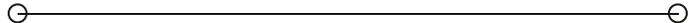


SALE

5547 Ft Caroline Rd

5547 FT CAROLINE RD

Jacksonville, FL 32277



PRESENTED BY:

ROBERT LAWRENCE

O: 904.281.1990

rlawrence@svn.com

FL #SL621544



February 10, 2026



FLORIDA REAL ESTATE
REAL ESTATE SPECIALISTS

PROPERTY SUMMARY



February 10, 2026

1:1 128



OFFERING SUMMARY

SALE PRICE:	\$0
LOT SIZE:	0.5 Acres
BUILDING SIZE:	900 SF

PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Jacksonville, FL! This 900 SF office building, built in 1980 and zoned CCG-1, is located in the coveted Arlington area. With its strategic location and versatile zoning, this property offers immense potential for an office or office building investor. The property's prime condition, ample space, and established infrastructure make it an attractive prospect for those seeking a lucrative commercial real estate venture. Don't miss out on this exceptional opportunity to expand your portfolio and make a lasting mark in Jacksonville's thriving commercial real estate market.

PROPERTY HIGHLIGHTS

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5547 FT CAROLINE RD | Jacksonville, FL 32277

ADDITIONAL PHOTOS



February 10, 2026

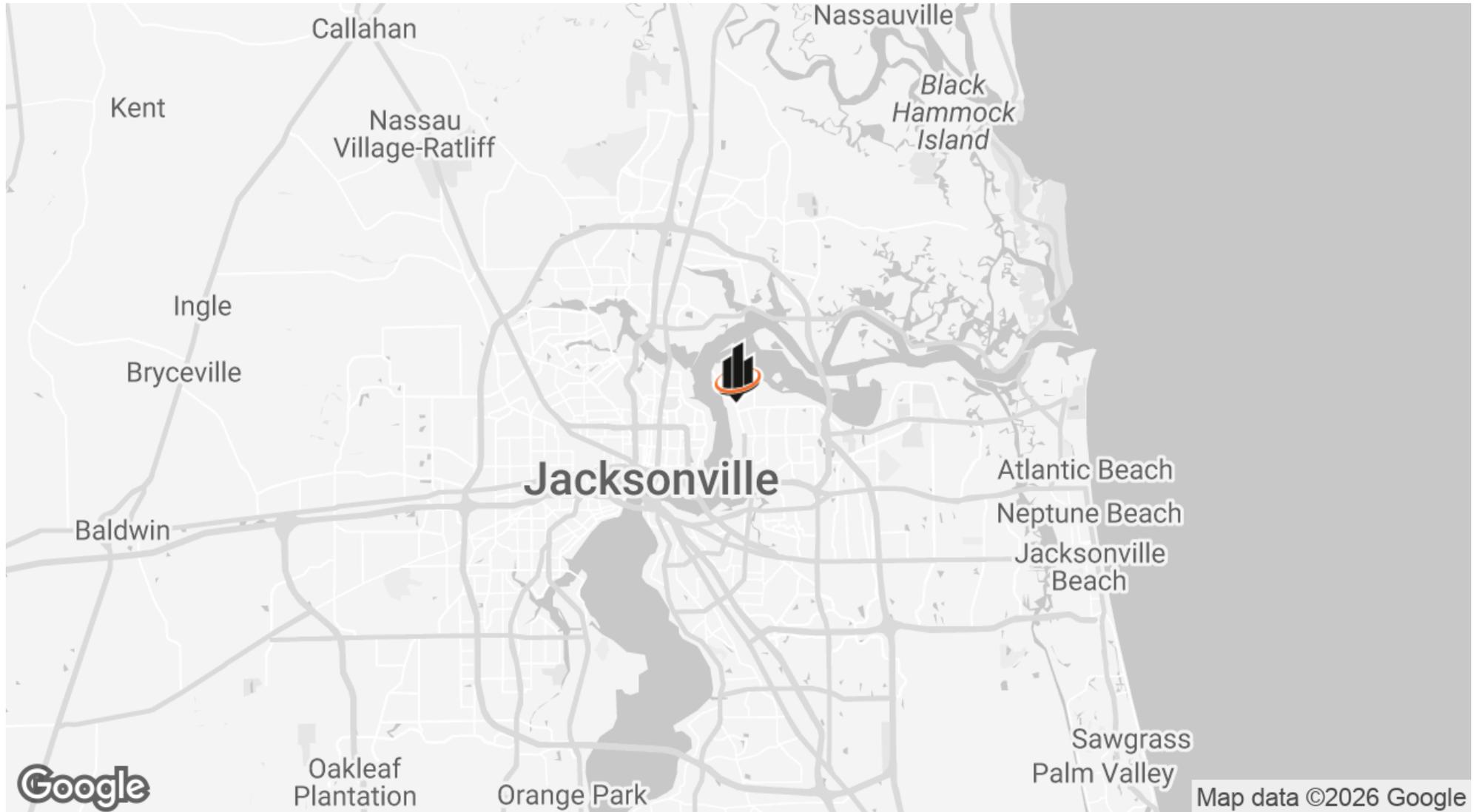
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

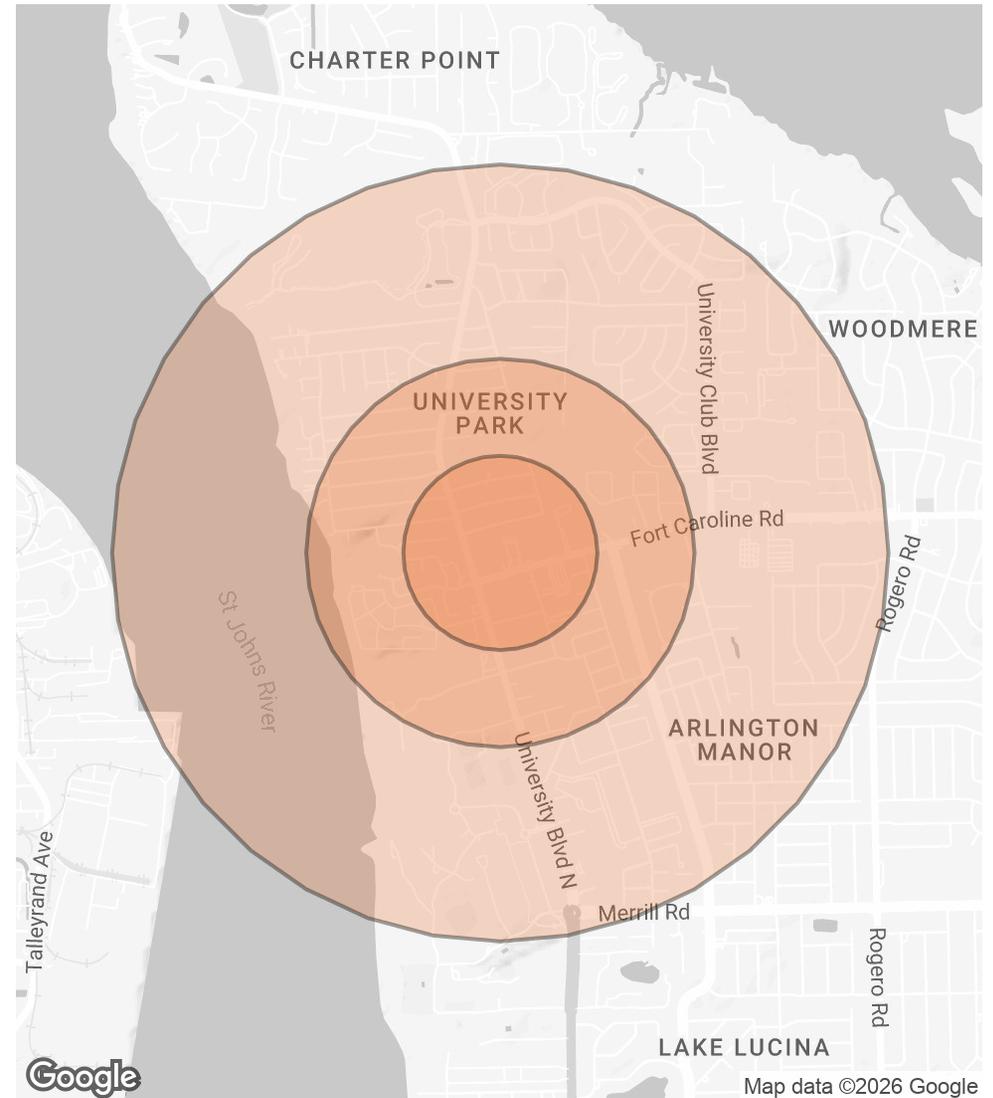
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,022	3,873	14,506
AVERAGE AGE	26.9	27.1	30.0
AVERAGE AGE (MALE)	25.4	26.5	29.6
AVERAGE AGE (FEMALE)	29.5	29.2	32.0

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	342	1,272	5,069
# OF PERSONS PER HH	3.0	3.0	2.9
AVERAGE HH INCOME	\$64,334	\$65,530	\$63,935
AVERAGE HOUSE VALUE	\$296,250	\$290,062	\$302,671

2023 American Community Survey (ACS)



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