



Colliers

For Sale or  
Ground Lease

0.65± AC Parcel

## San Marco East Plaza Outparcel

NEQ Emerson St & Philips Hwy | Jacksonville, FL 32207

### Property Features:

- 0.65± AC out parcel available for sale or ground lease
- Prime location for fast food with drive-thru
- Community First IGLOO is the 100,000 SF training facility for the Jacksonville Icemen hockey team, hosts hockey leagues, parties and public skating
- San Marco East is also home to The Edge Rock Gym plus Baptist Health offices and conference center
- Multiple access points from Emerson St and Philips Hwy
- Property comes with sign panel on monument sign on I-95
- Close proximity to I-95 on/off ramps
- Join McDonald's, Wendy's and Dunkin' at this highly travelled intersection
- Traffic counts: Emerson St 27,500± AADT, Philips Hwy 19,400± AADT

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View Property  
Online

Ground Lease: **\$70,000/Year**      Sale Price: **\$850,000**

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# Conceptual Site Plan

NEQ Emerson St & Philips Hwy | Jacksonville, FL 32207



## Demographics

Esri Business Analyst, 2023



### Total Population

1 Mile: 11,155  
3 Mile: 64,172  
5 Mile: 190,841



### Daytime Population

1 Mile: 12,303  
3 Mile: 109,594  
5 Mile: 318,014



### Average HH Income

1 Mile: \$58,408  
3 Mile: \$83,744  
5 Mile: \$81,452

## Contact us:

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