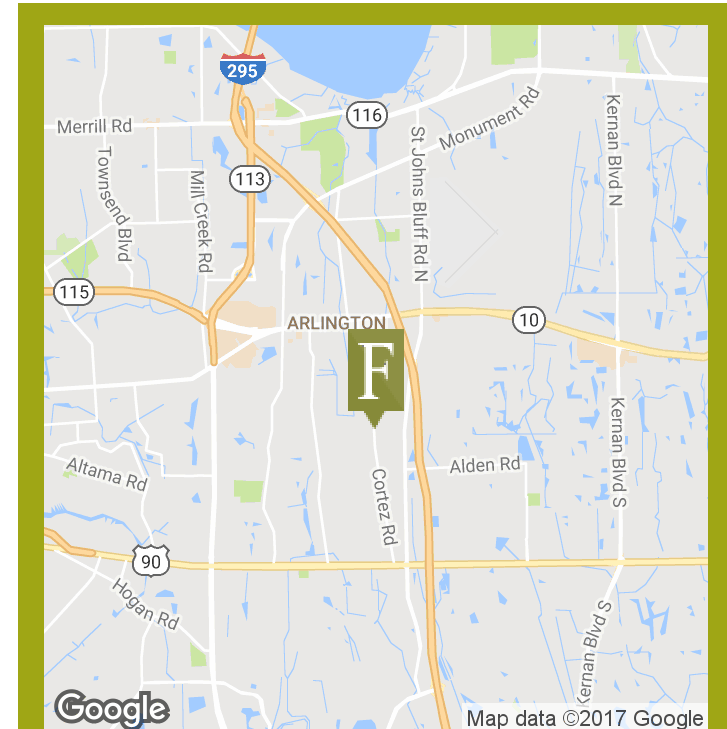


# free standing jacksonville opportunity

2361 Cortez Road  
Jacksonville, FL 32246



## TOTAL BUILDING SIZE

21,798 SF

## LOT SIZE

5.11 AC

## TAX ID

1637550100

- Free-standing special purpose opportunity available in close proximity to Interstate 295 with access to St. John's Bluff Road.
- This former church is available for sale. This property features four free standing buildings on over 5 acres of land with ample paved parking.
- This site is situated at the center point between Beach Boulevard and Atlantic Boulevard, and located near multiple residential neighborhoods.

for sale

\$958,000

product type

special purpose

land use

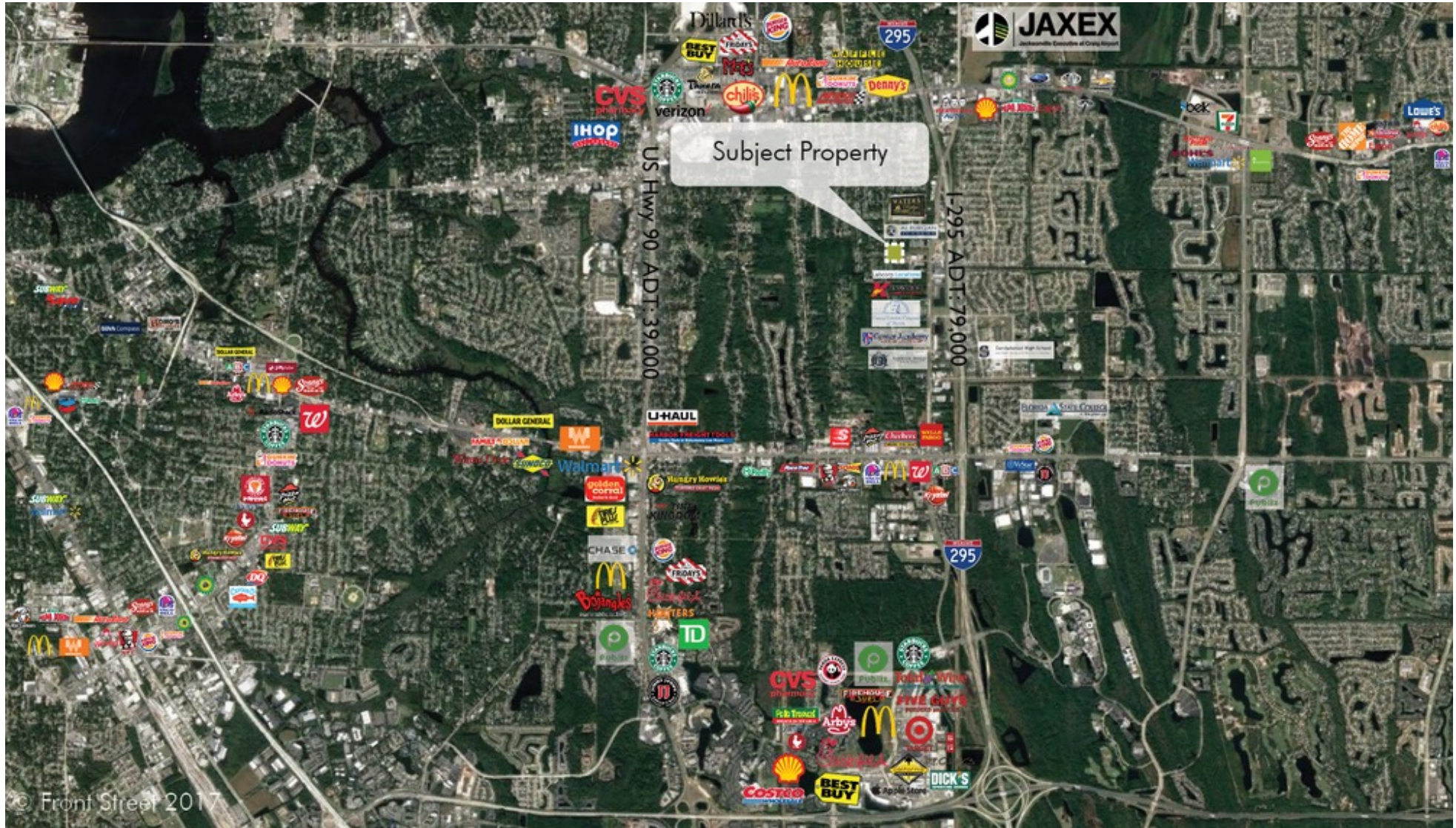
owner / user

zoning

PUD

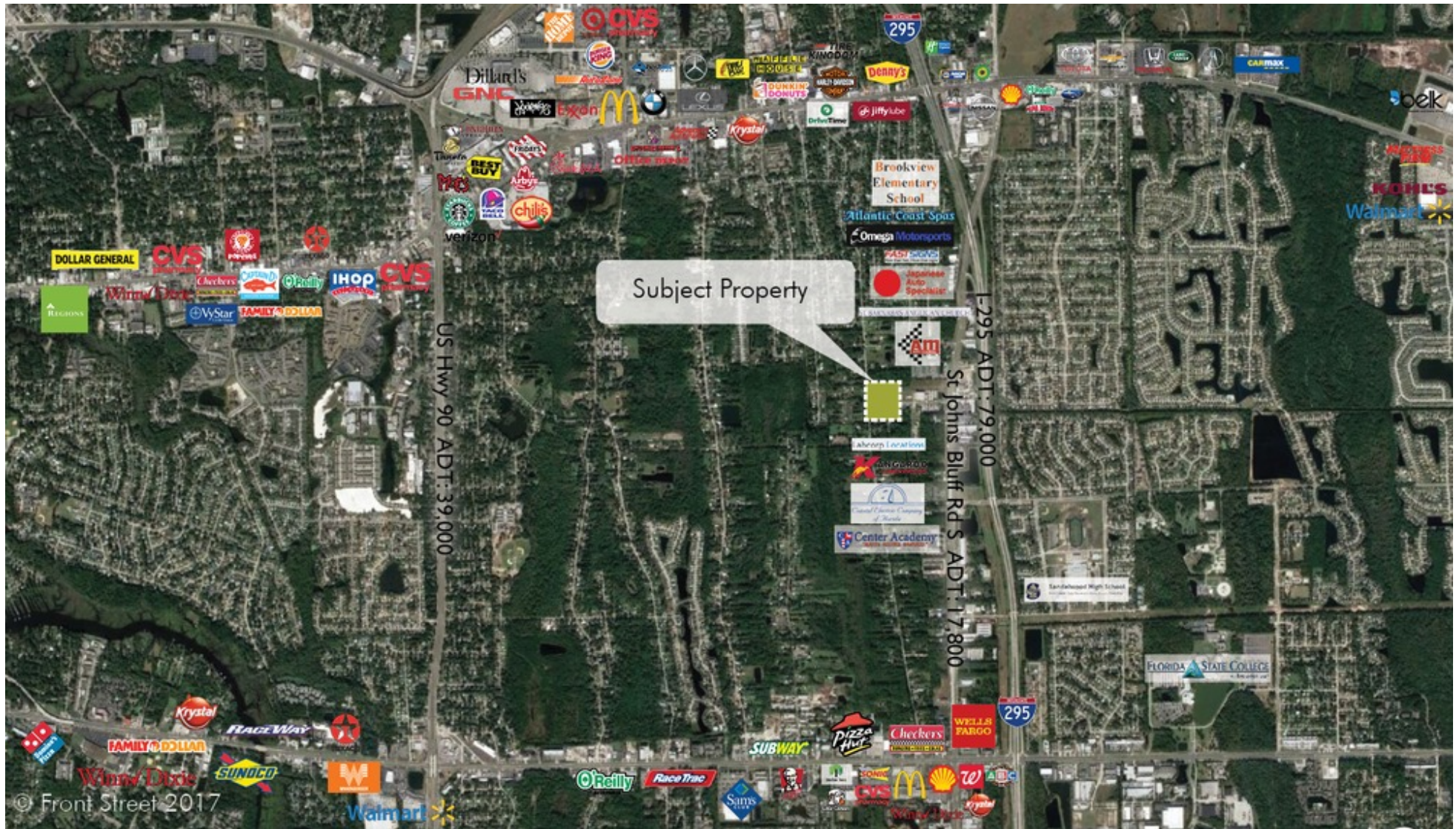
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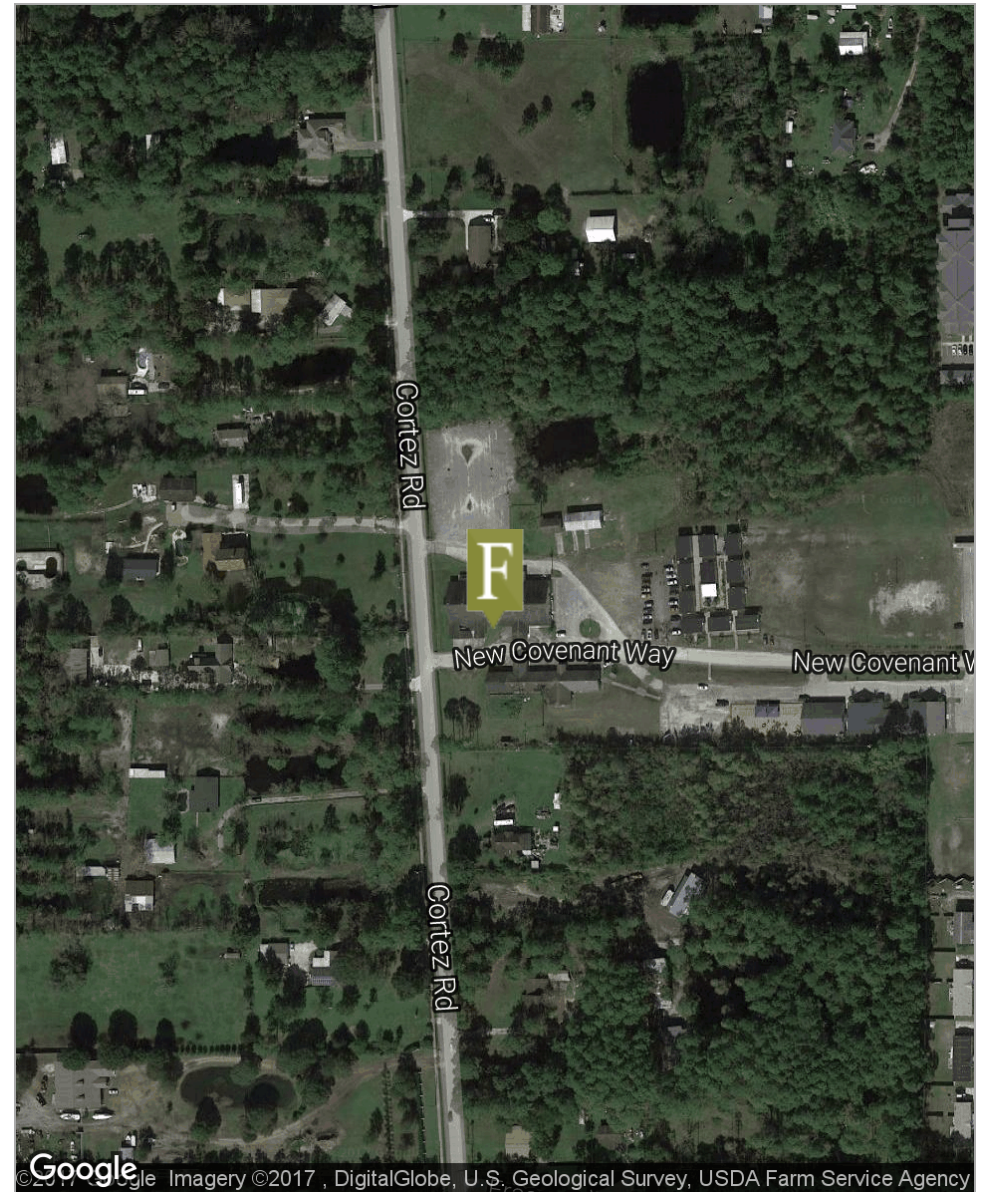
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	1 Mile	3 Miles	5 Miles
Total Population	8,291	69,439	186,919
Population Density	2,639	2,456	2,380
Median Age	35.0	31.8	33.5
Median Age (Male)	33.6	30.8	32.5
Median Age (Female)	36.3	33.0	34.6
Total Households	2,818	25,828	70,393
# of Persons Per HH	2.9	2.7	2.7
Average HH Income	\$58,606	\$57,428	\$66,519
Average House Value	\$153,745	\$193,265	\$209,313

\* Demographic data derived from 2010 US Census

# about front street

## SPECIALIZED

We are a boutique, full service, commercial only firm with decades of experience throughout Florida in brokerage and property management. This specialization and focus achieves superior results for our clients.

## CONNECTED

We believe in the power of teams. Unlike the traditional brokerage model, our team approach gives our clients the benefit of an entire organization rather than a single broker. Our proactive marketing strategy keeps us connected locally and regionally.

## INVESTED

We are INVESTED in our community, clients and industry. We maximize our impact in the communities we serve by volunteering our time and giving 10% of commission revenue to local, cause-related organizations.

## OUR MISSION

To impact our community, clients, and industry by doing commercial real estate differently.

## OUR VISION

To serve a select group of owners and users of commercial real estate by leveraging the experience of our specialized, collaborative team and to impact our community through investment in cause-related organizations.

## OUR CORE VALUES

Be INVESTED, Challenge the Status Quo, Promote Creativity and Fun, Family First, Promote Health and Balance, Believe in the Power of Teams, Know When to Say No, Manage Resources Wisely, Be Proud but Humble.

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