



Colliers

For Sale

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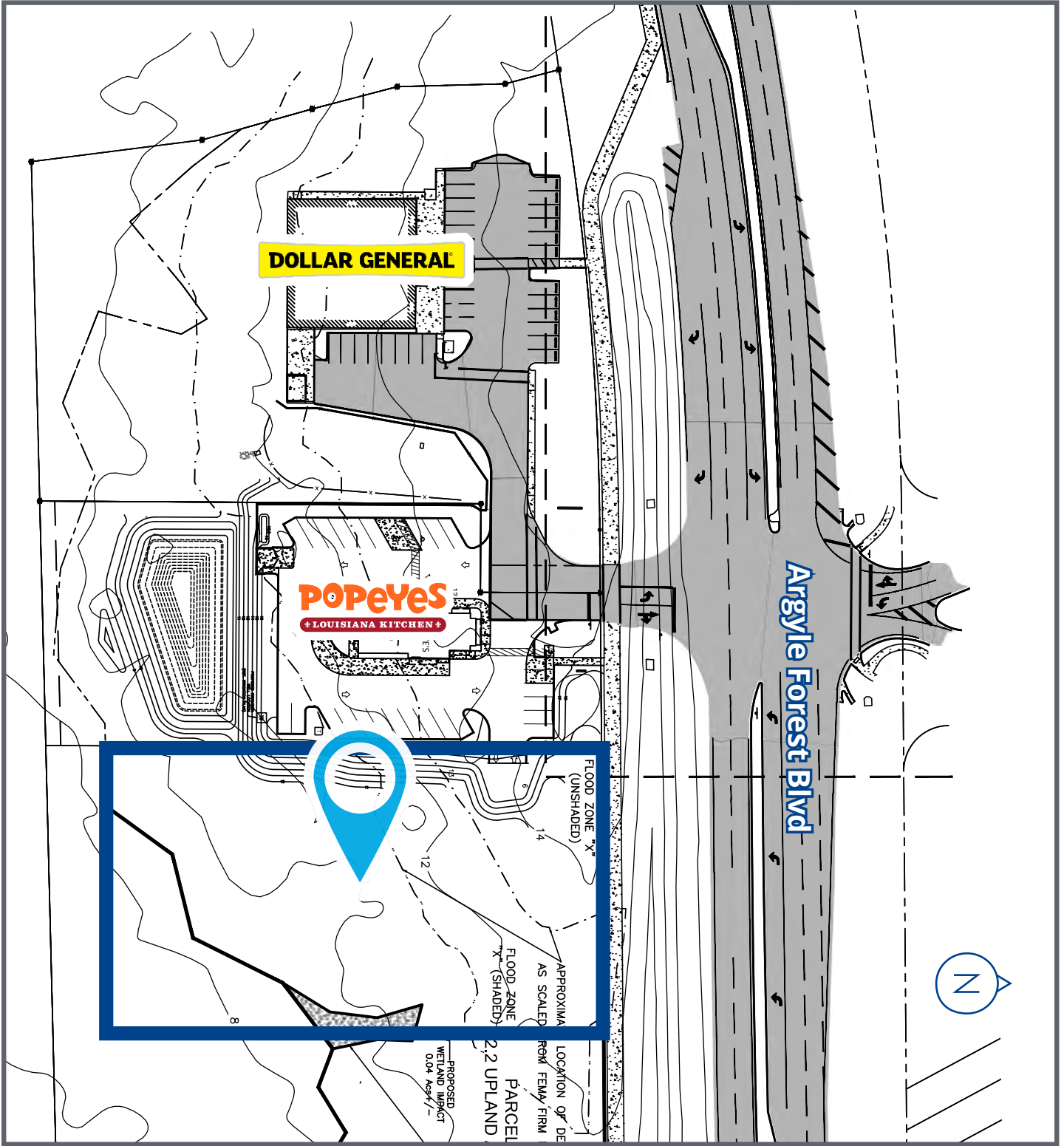
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76 South Laura Street | Suite 1500
Jacksonville, FL 32202
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1± to 1.5± acre parcel available
for retail development

Argyle Forest Blvd | Jacksonville, FL 32244

- Zoned PUD
- Close proximity to Argyle Village retail hub and new Costco on Collins Rd
- Parcel being delivered as-is and has compensatory retention rights
- 31,500± cars daily on Argyle Forest Blvd which connects Blanding Blvd and First Coast Expy
- Property is located at a full median break
- Water and sewer to the site
- Asking Price: \$600,000

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Trade Area



Demographics

	 Population	 Daytime Population	 Households	 Average HH Income
1 Mile	6,120	4,294	2,267	\$77,716
3 Mile	71,009	59,589	25,577	\$74,017
5 Mile	178,247	154,513	65,115	\$74,347

Source: Esri Business Analyst 2020

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