

Price Reduced!



For Sale > Former Bank Branch

10560 OLD ST. AUGUSTINE RD., JACKSONVILLE, FL 32257

### Property Features

- > 4,004± SF former bank site on 0.82± acres
- > Can easily be converted to a quick service restaurant, liquor store, office, medical, retail, or call center
- > Outparcel in a busy grocery anchored shopping center
- > Zoned PUD (Planned Unit Development)
- > Great visibility at three (3) signalized corners (Hartley & Hood Road and Old St. Augustine Road)
- > Excellent frontage on Old St. Augustine Road
- > Well designed building with floor to ceiling windows for natural light
- > Branch has four drive-thru lanes
- > On-site Parking: 15 spaces with shared access to shopping center parking lot
- > Strong demographics in an established neighborhood

Asking Price:

~~\$975,000~~  
\$950,000

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# Property Highlights



4,004± SF



Zoned: PUD



15 parking spaces with access to shared shopping center lot



Floor to ceiling windows provide natural light

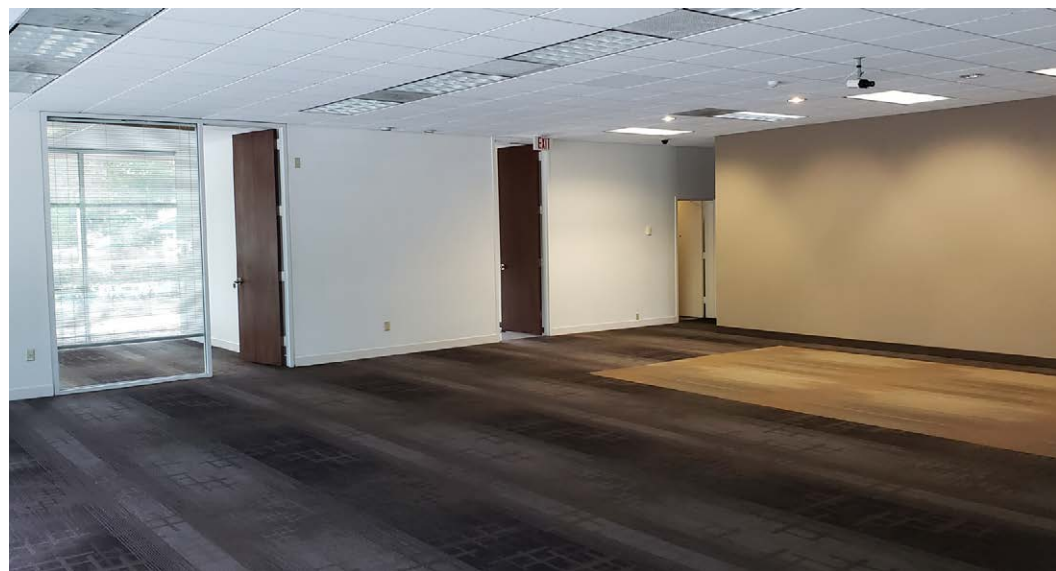
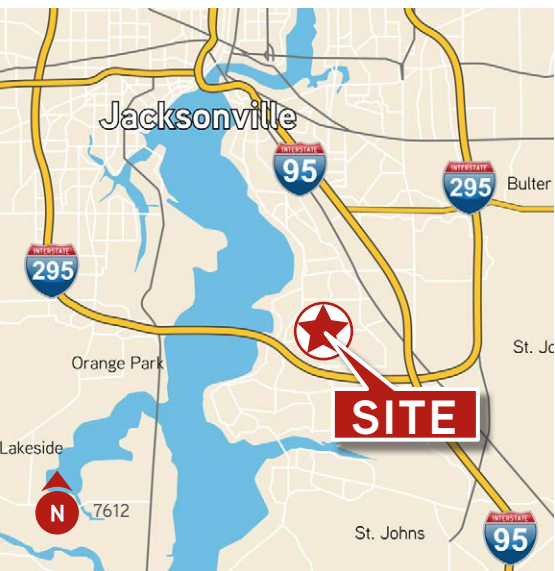


Facing three (3) signalized corners



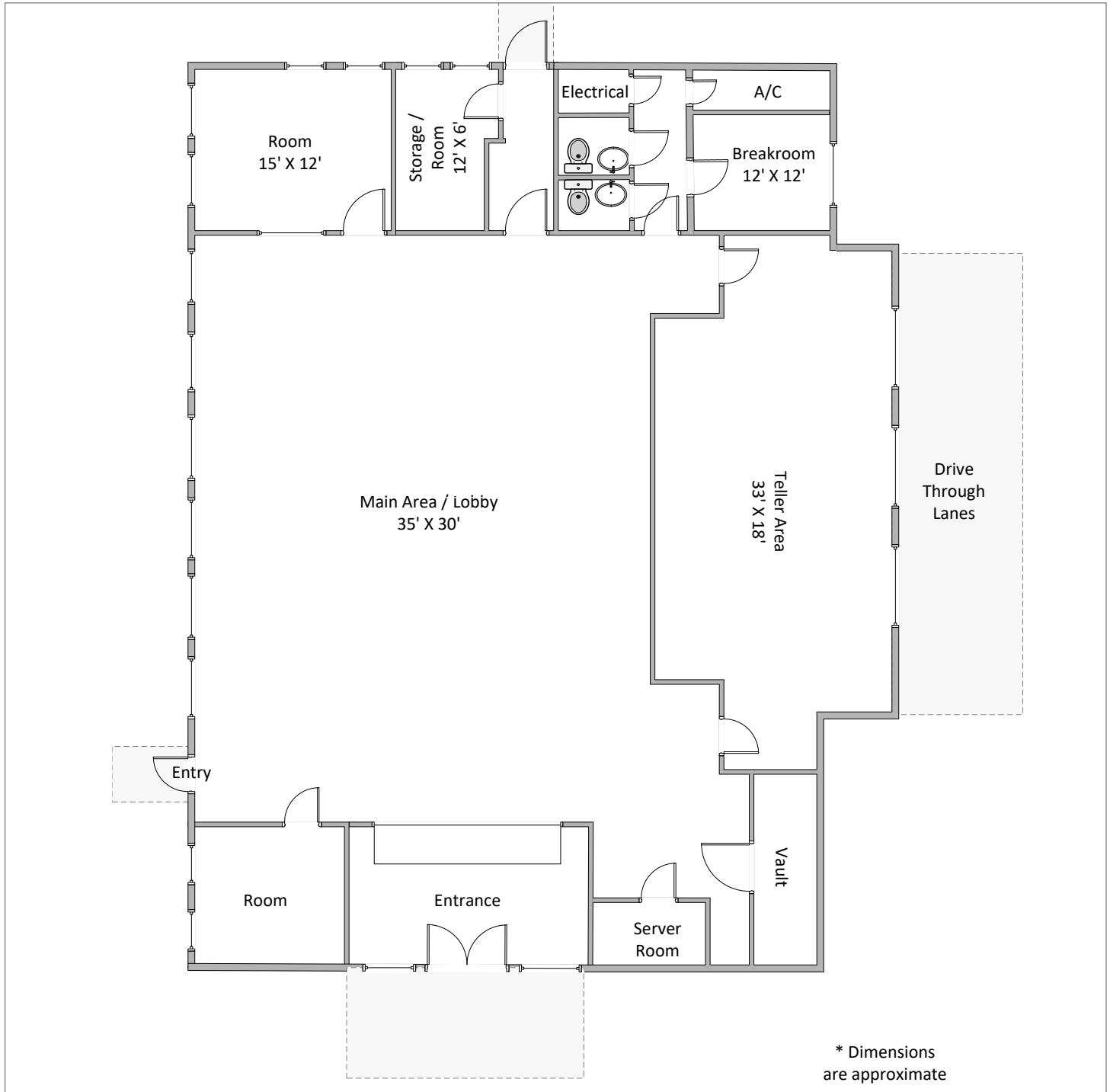
Property  
Photos

10560  
Old St.  
Augustine  
Road





## Floor Plan



## Demographic Summary

Source: Esri



### 2019 TOTAL POPULATION

1 Mile: 13,935  
3 Mile: 70,315  
5 Mile: 145,039



### 2024 PROJECTED POPULATION

1 Mile: 14,518  
3 Mile: 74,139  
5 Mile: 154,361



### 2019 AVERAGE HH INCOME

1 Mile: \$68,641  
3 Mile: \$85,056  
5 Mile: \$86,408



### TRAFFIC COUNT (SOURCE: FDOT)

Old St. Augustine Rd.  
41,000± VPD

Hartley Rd.  
11,000± VPD

## Aerial



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