

**For Sale**

# 1.0± AC Retail Parcel in Northwest Jacksonville

Trout River Blvd | Jacksonville, FL 32219

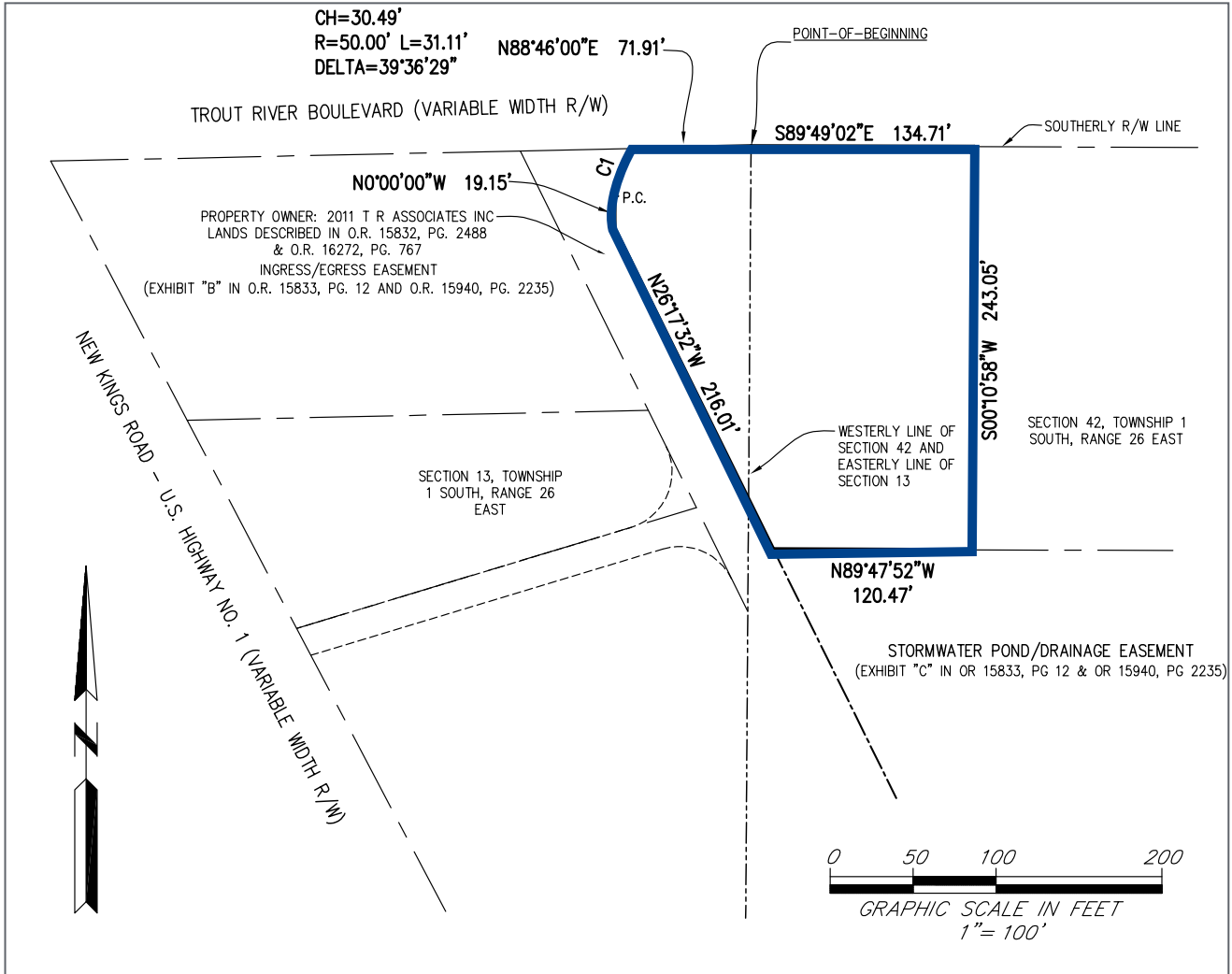
- Zoned PUD allowing for most commercial uses
- Parcel delivered as-is with utilities to the property line and off site retention
- Frontage on Trout River Blvd in front of Tractor Supply Co.
- Visibility from New Kings Rd positioned second row to Wendy's and Waffle House
- 188 multifamily units planned immediately adjacent plus new single family homes under construction on Trout River Blvd to the east
- Asking price: \$400,000

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## Demographics



### Population

1 Mile	2,239
3 Mile	32,246
5 Mile	75,640



### Daytime Population

1 Mile	2,023
3 Mile	25,908
5 Mile	66,850



### Households

1 Mile	773
3 Mile	11,878
5 Mile	28,092



### Average HH Income

1 Mile	\$52,199
3 Mile	\$47,390
5 Mile	\$43,663

Source: Esri Business Analyst 2021

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