



**For Sale or
Build-To-Suit**

Eric Bumgarner, CCIM

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Asking price:
\$795,000

404 St Johns Bluff Rd N, Jacksonville, FL 32225 2.12± Acre Development Site

The Bumgarner Industrial Team is pleased to present this 2.12 ± acre site, located on St Johns Bluff Road North. Centrally located in the southside market, the property is positioned for multiple opportunities including a ground lease or build-to-suit. The property boasts 290' of frontage, median access, and multiple points of egress/ingress.

Property Features

- 2.12± acres, zoned PUD
- 290' of frontage along St Johns Bluff Road North
- Access from St Johns Bluff Road North and Airport Terrace Drive
- Ideal for many service related industries and commercial retail sales
- Located within minutes of I-295 and the southside connector
- Pad ready, fully-entitled site

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Jacksonville, FL 32202
www.colliers.com/jacksonville

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Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Planned Unit Development Permitted Uses:

1. Business & Professional offices
2. Employment/hiring Agencies & Union halls, but not labor pools
3. Medical clinics
4. Schools to include Vocational, Trade or Industrial
5. Radio or Television broadcasting offices, Studios, Transmitters, Telephone & Cellular towers
6. Printing & Publishing
7. Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.
8. Storage of Boat, RVs, automobiles, but not trailer storage or food trucks
9. Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4
10. Express or parcel delivery offices and similar uses (but not freight or truck terminals)
11. Retail plant nurseries including outside delivery, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity
12. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display
13. Research, dental and medical laboratories, manufacturers or prosthetic appliances, dentures, eyeglasses, hearing aids and similar products
14. Telephone exchanges, repair or installation facilities
15. Commercial Retail Sales and Service Establishments
16. Building Construction trades with outside storage
17. Essential Services to include water, sewer, gas, telephone, radio & electric
18. Veterinarian services, animal boarding, meeting the performance standards and development criteria set forth in Part 4.

Permitted By Exception:

1. Indoor Service and repair of general appliances and small engines without outdoor storage or display
2. Restaurants to include retail sale of beer & wine for consumption on premises
3. Automobile repairs, major and minor
4. Auto laundry for boats, RVs and automobiles

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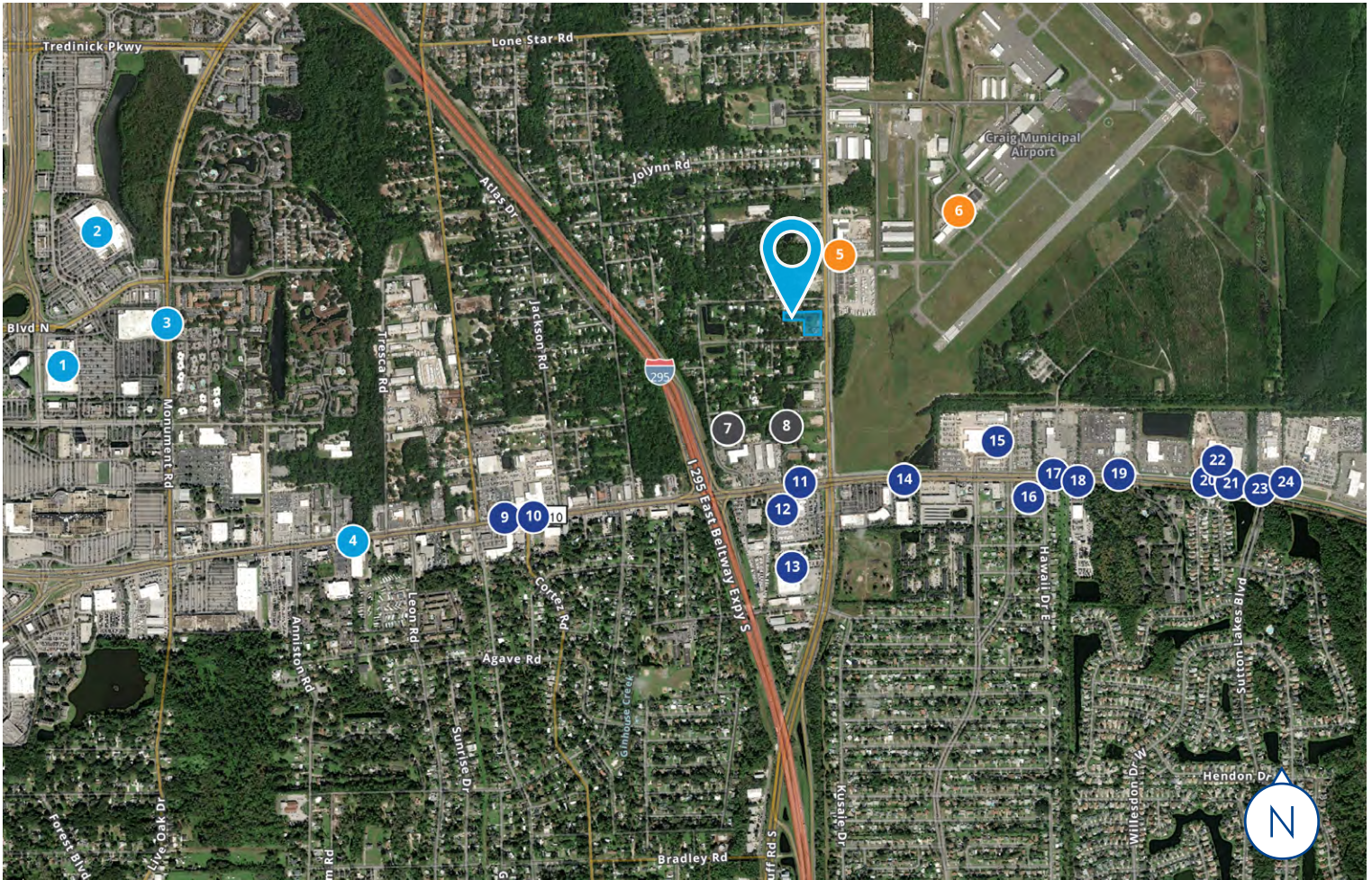
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Retail Stores

1. The Home Depot
2. Lowe's Home Improvement
3. Target
4. Northern Tool + Equipment

Miscellaneous

5. Jax Boat and RV Storage
6. Craig Airport

Hotels

7. Holiday Inn Express
8. In Town Suites

Automotive

9. Mercedes-Benz of Jacksonville
10. Lexus of Jacksonville

11. NAPA Auto Parts
12. Coggin Nissan
13. S&S Custom Exhaust and Automotive Repair
14. Subaru of Jacksonville
15. Arlington Toyota
16. Atlantic INFINITI
17. George Moore Chevrolet
18. Enterprise Rent-A-Car
19. Coggin Honda
20. Porsche Jacksonville
21. Land Rover Jacksonville
22. Jaguar Jacksonville
23. CarMax
24. Duval Acura

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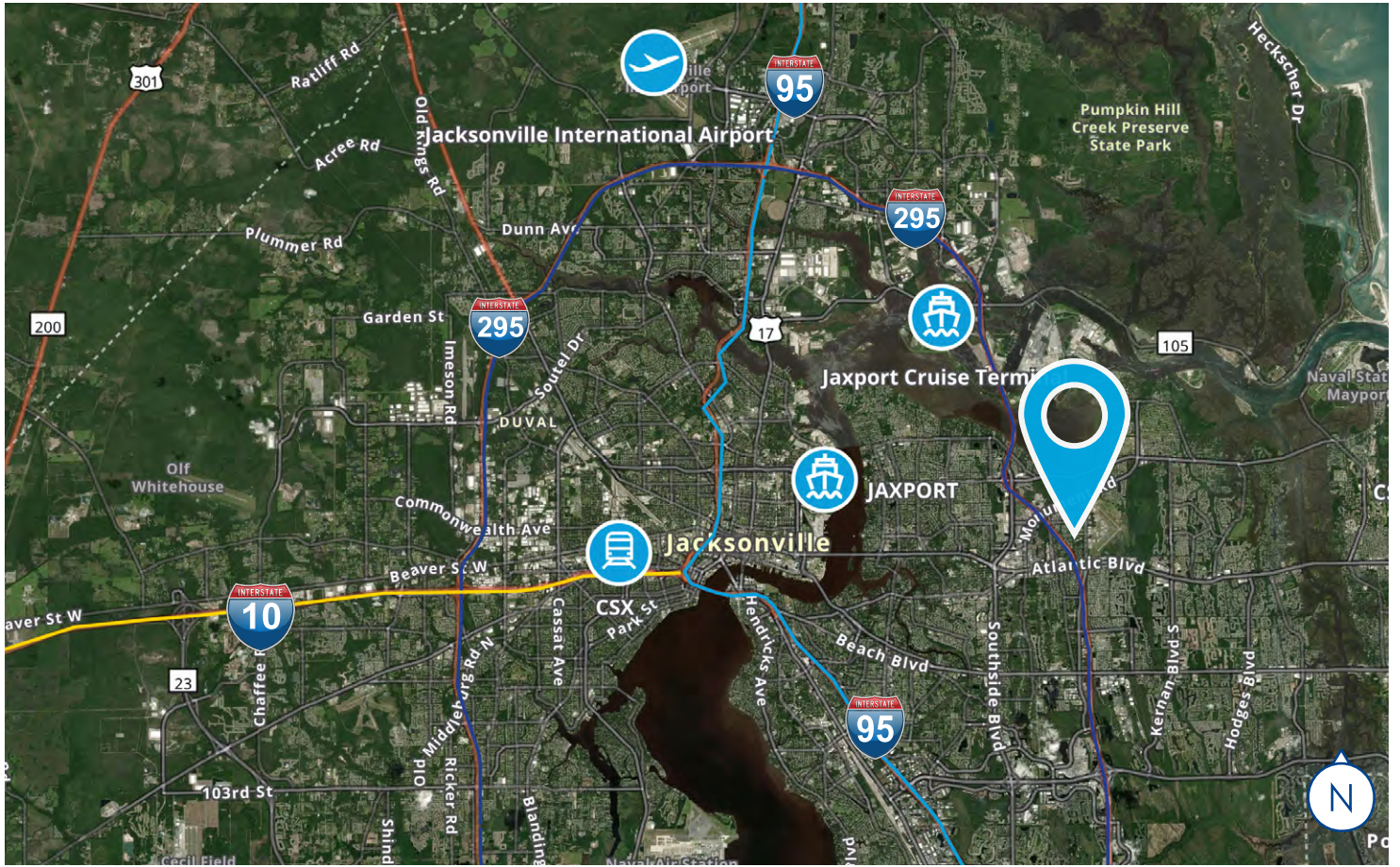
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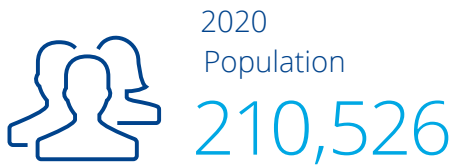
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Area Demographic (5 mile radius)

Source: ESRI Business Analyst 2021



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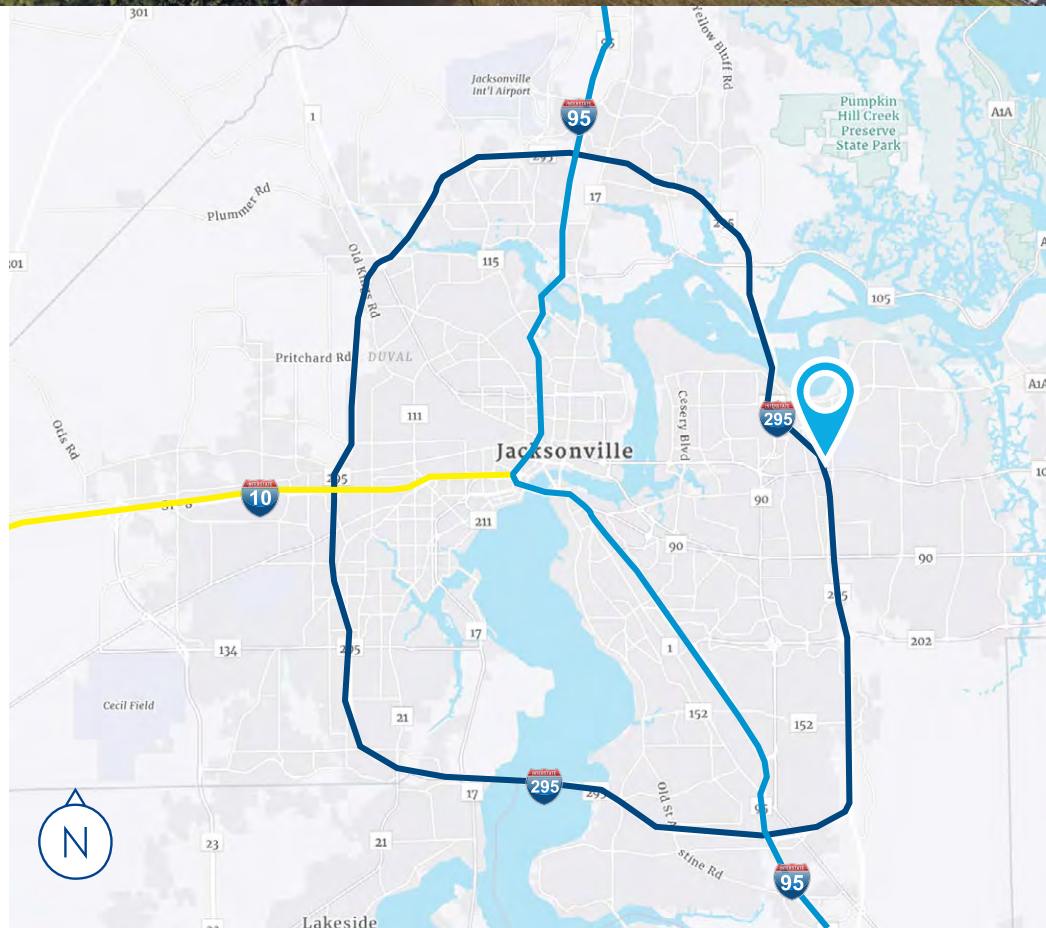
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