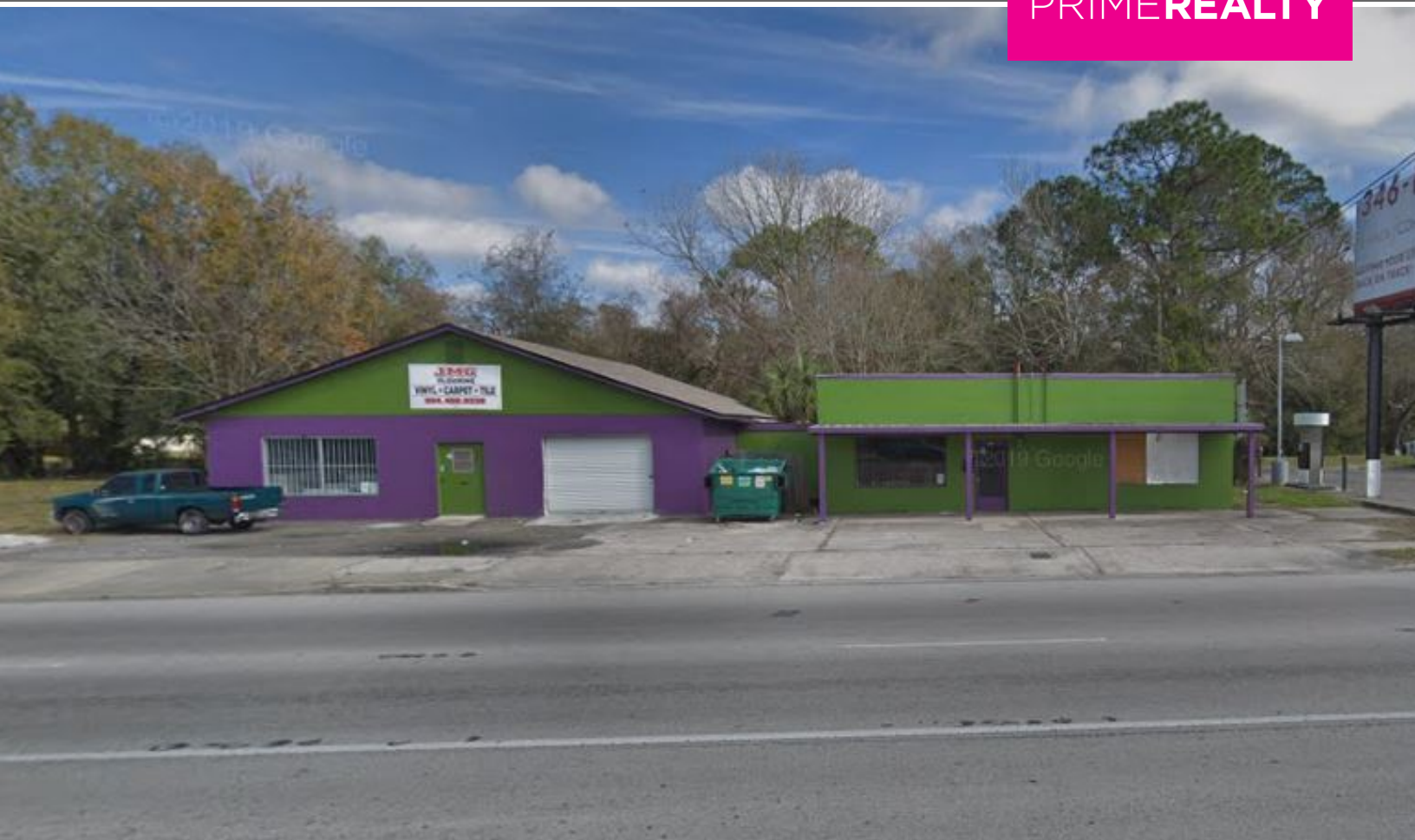


COMMERCIAL PROPERTY FOR SALE

865 - 871 EDGEWOOD AVENUE N
JACKSONVILLE, FL 32254



PRIMEREALTY



For More Information:

Tyler Saldutti

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4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family | Student Housing | Hotels

Information gathered from sources deemed to be reliable. Buyer shall not rely solely on this information and should check and verify.

Overview



OFFERING SUMMARY

Sale Price:	\$275,000
Building Size:	4,000 SF
Price / SF:	\$68.75
Zoning:	CCG-2

PROPERTY OVERVIEW

Prime Realty is pleased to present this commercial building with frontage on Edgewood Avenue. Surrounding national retailers include Save-A-Lot, Family Dollar, Dollar Tree, Rent-A-Center, Boost Mobile, Cricket Wireless, Wawa, Pizza Hut, Popeyes, Burger King and many more. The subject property is located near a brand-new Wawa that is currently being developed and a redeveloped Take 5 Oil Change. There is a projected population growth of seven percent in a one-mile radius of the subject property over the next five years.

PROPERTY HIGHLIGHTS

- High Traffic Counts
- Frontage on Edgewood Ave
- Additional Lot For Parking Available
- Easy Access to I-10

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Retail Property For Sale | 865 - 871 Edgewood Avenue N



Aerial



Tyler Saldutti

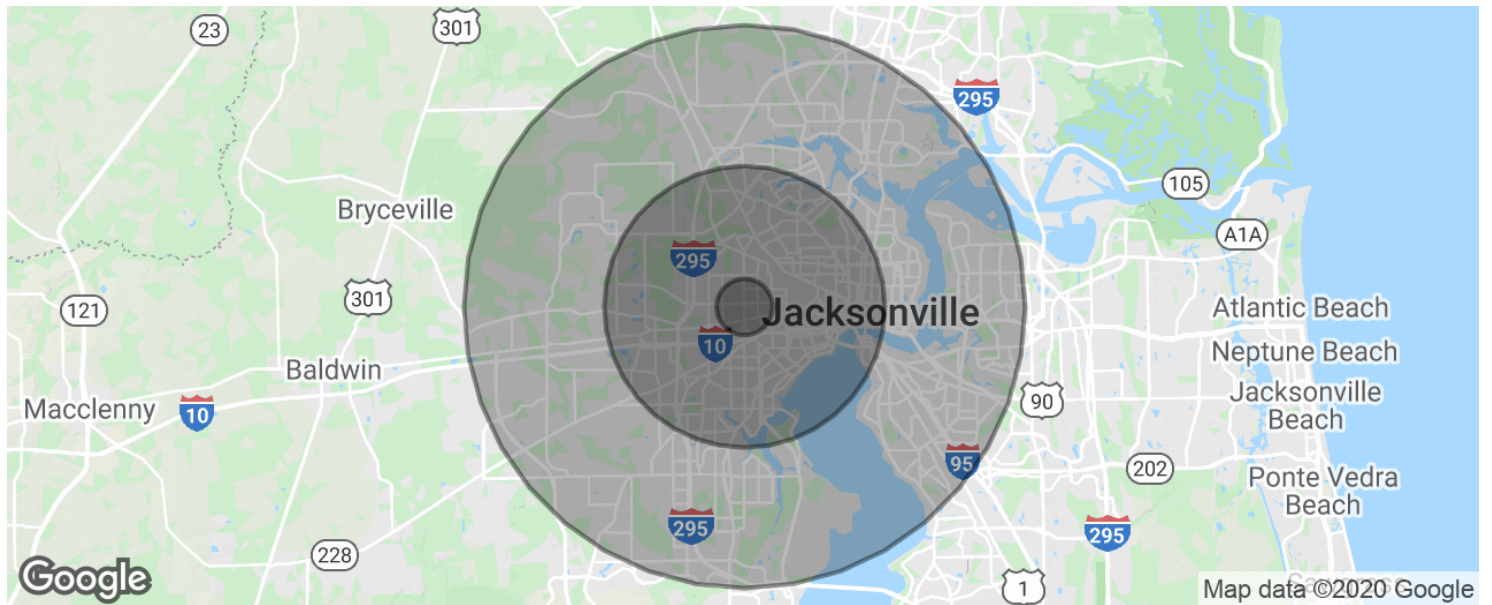
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Demographics



POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,687	158,593	465,019
Median age	33.0	36.3	35.5
Median age (Male)	34.1	34.7	33.9
Median age (Female)	31.9	37.5	37.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,315	63,499	179,890
# of persons per HH	2.8	2.5	2.6
Average HH income	\$39,664	\$47,337	\$52,939
Average house value	\$96,802	\$186,258	\$192,848

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