



Accelerating success.

SITE



For Sale

### 1.13± Acres

9048 Atlantic Blvd, Jacksonville, FL 32211

The Bumgarner Industrial team is pleased to offer this 1.1 acre stabilized CCG-2 land for sale. Just off the intersection of Southside Blvd and Atlantic Blvd, this high visibility property has 162' of frontage with a daily traffic count exceeding 33,500 cars per day on Atlantic Blvd. The land is stabilized and ready for development. City water and sewer run out front of the property for easy hook up. The property is approximately 162' wide and 300' deep. There is an existing billboard on the property with a year-to-year lease. The property is currently fenced and gated.

#### Property Features

- 160' of frontage on Atlantic Blvd
- Mostly fenced with dual gated entry
- Previously developed lot
- Zoned CCG-2
- Current static billboard on site creating income
- Potential to convert to digital billboard
- Minutes from I-295
- 33,500 VPD on Atlantic Blvd
- 40,500 VPD at Southside and Atlantic Blvd, closest lighted intersection to the property

Asking

\$1,100,000

**Eric Bumgarner, CCIM**  
Senior Director  
+1 904 861 1152  
eric.bumgarner@colliers.com

**Joseph M. Turri**  
Director  
+1 904 861 1159  
joseph.turri@colliers.com

**Michael Cassidy**  
Senior Associate  
+1 904 861 1120  
michael.cassidy@colliers.com

Colliers International  
76 S. Laura Street, Suite 1500  
Jacksonville, FL 32202  
www.colliers.com/jacksonville

Accelerating success.

colliers.com/jacksonville

# PROPERTY PHOTOS

9048 Atlantic Blvd, Jacksonville, FL 32211



## Demographics (5 mile radius)



Current  
Population  
2020  
**209,937**



Projected  
Population  
2025  
**224,595**



Avg. HH  
Income  
2020  
**\$68,512**



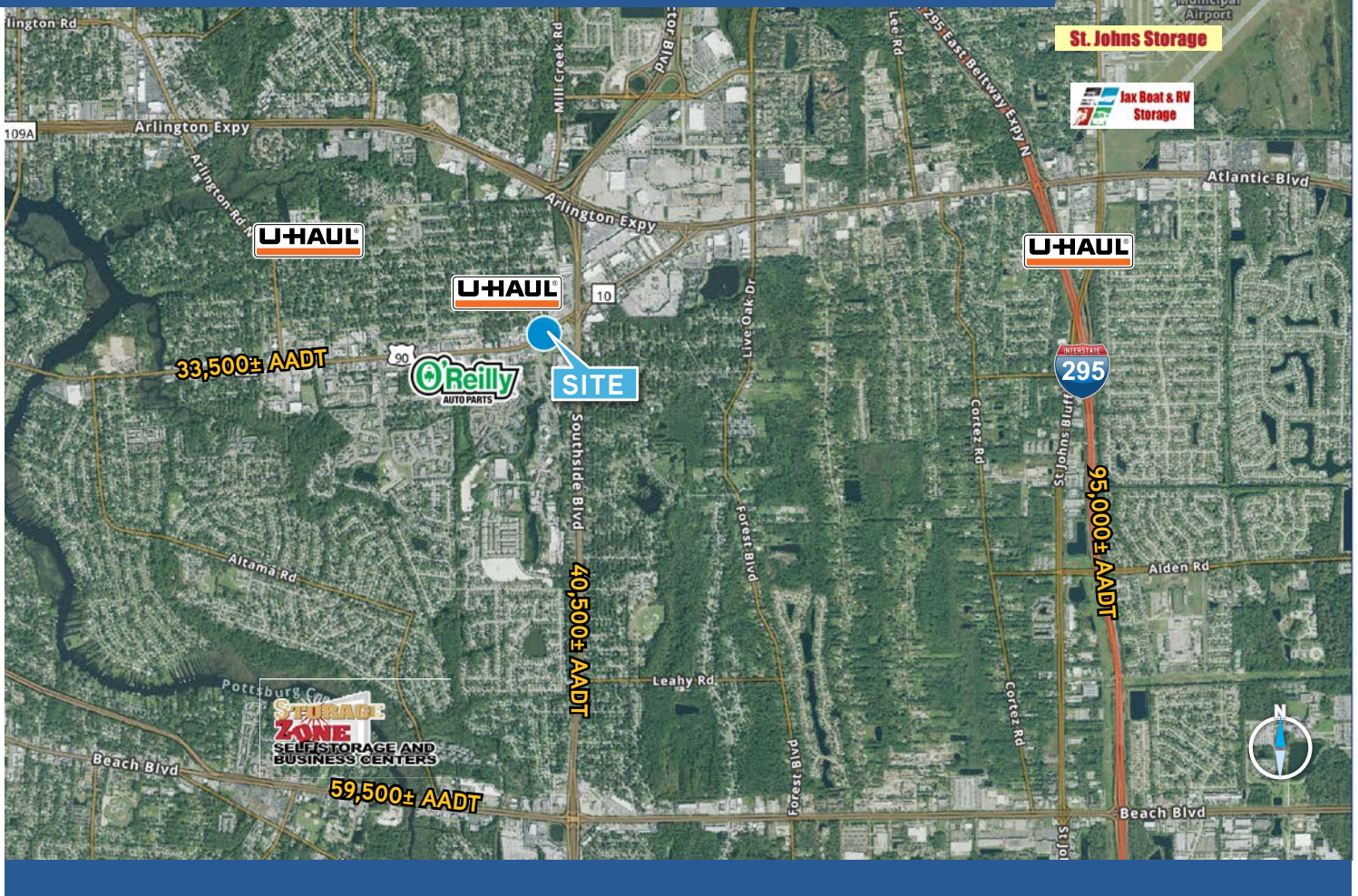
Projected Avg.  
HH Income  
2025  
**\$74,509**



Accelerating success.

# TRADE AERIAL

9048 Atlantic Blvd, Jacksonville, FL 32211



## Contact Us

### Eric Bumgarner, CCIM

Senior Director  
+1 904 861 1152  
eric.bumgarner@colliers.com

### Joseph M. Turri

Director  
+1 904 861 1159  
joseph.turri@colliers.com

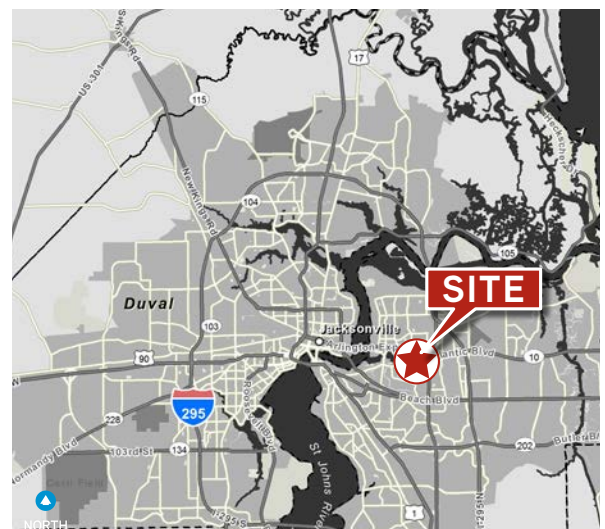
### Michael Cassidy

Senior Associate  
+1 904 861 1120  
michael.cassidy@colliers.com



Accelerating success.

Colliers International  
76 S. Laura Street, Suite 1500  
Jacksonville, FL 32202  
www.colliers.com/jacksonville



This document has been prepared by COLLIERS INTERNATIONAL | Northeast Florida for advertising and general information only. COLLIERS INTERNATIONAL makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. COLLIERS INTERNATIONAL excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. COLLIERS INTERNATIONAL is a worldwide affiliation of independently owned and operated companies. This publication is the copyrighted property of COLLIERS INTERNATIONAL and /or its licensor(s). © 2020. All rights reserved.