



LESS THAN 2 MILES TO JIA

## 2.47± acres on Airport Road

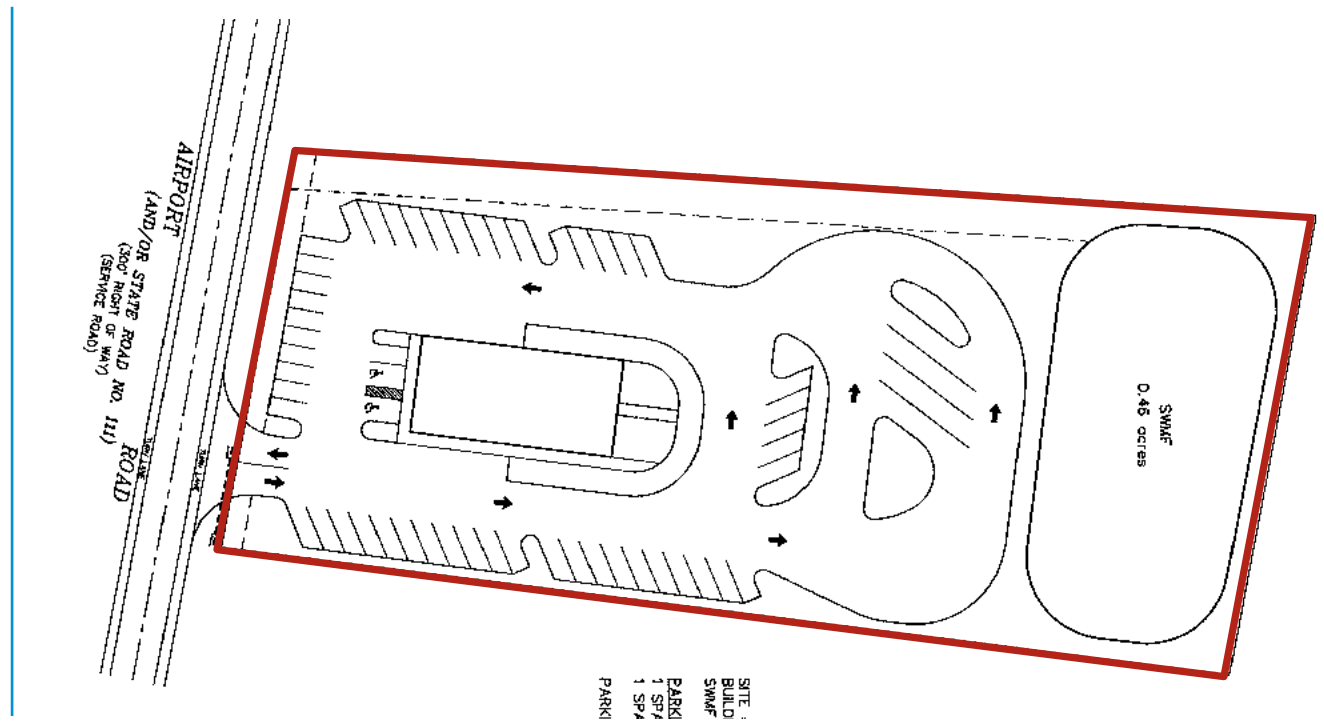
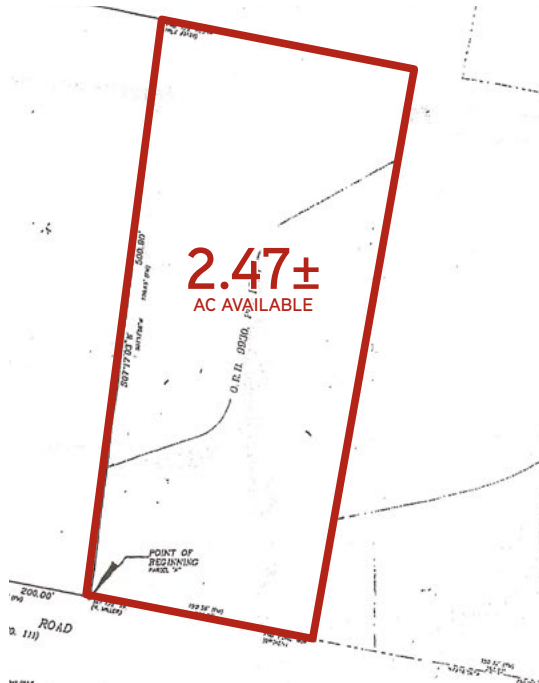
Retail development opportunity near Jacksonville International Airport, with an average 600,000 monthly departures and arrivals.

**\$595,000**  
ASKING PRICE

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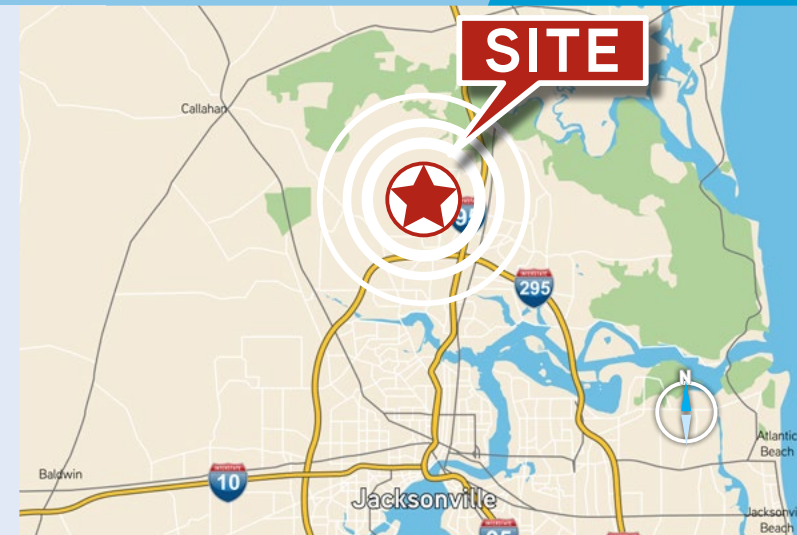
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### PROPOSED LAND USE



### THE PROPERTY

- > 2.47± AC retail parcel available two miles from the Jacksonville International Airport
- > Nearby retailers include Denny's, Zaxby's restaurant, Hilton Garden Inn, Hyatt and Crowne Plaza
- > Ideal location to develop a hotel property or restaurant
- > 200' frontage along Airport Road
- > Zoning: CCG-1
- > Located less than a mile from I-95
- > **Asking Price: \$595,000**





**River City Marketplace**

- Lowe's
- Walmart
- Old Country Store
- Tanera
- Red Lobster
- Starbucks
- DOLLAR TREE
- NAVY FEDERAL CREDIT UNION
- Logan's ROADHOUSE
- DICK'S SPORTING GOODS
- REGAL
- Olive Garden
- Chick-fil-ee
- TACO BELL
- Office DEPOT
- OfficeMax
- OUTBACK STEAKHOUSE

- Mercedes-Benz
- ZAXBY'S
- bp
- SAFARILAND
- ZIMMER BIOMET
- HYATT PLACE
- COACH
- SALLY BEAUTY SUPPLY
- CROWLEY

Demographics	Northside (32218)
2019 Estimated Population	64,961
2024 Projected Population	70,525
2019 Est. Avg. HH Income	\$68,377

Demographics	1 Mile	3 Mile	5 Mile
2019 Estimated Population	289	21,098	61,521
2024 Projected Population	344	23,129	66,967
2019 Est. Avg. HH Income	\$65,529	\$70,736	\$70,470

Source: Esri Business Analyst Online



Source: Florida Department of Transportation (FDOT)

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