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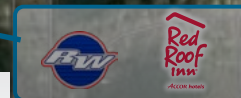


SITE

Barber Rd



81,000± AADT



4.11± AC For Sale

Fronting S 6th St & Barber Rd

1451 S. 6th Street & 30 Barber Road, Macclenny, FL 32063

4.11± total acres with a 4,100± square foot retail building fronting 6th Street and a 6,544± square foot retail showroom fronting Barber Road.

FEATURES

- 4,100± SF retail building fronting 6th Street, the main commercial corridor in Macclenny, and a 6,544± SF retail showroom just east of S. 6th St, on a total of 4.11± acres
- The building on 30 Barber Rd was recently renovated, is climate controlled, and is currently used as a retail showroom. It has 3 phase power, 13'± clear height, and is zoned industrial
- An ideal location for another retail showroom use with a need for outside display, a flex warehouse user, office development, or hotel site
- Site has 102' frontage along S. 6th St, and is located in between Advance Auto Parts and Jiffy Lube
- Property is approximately 0.5 miles to Interstate 10
- Possible redevelopment site for a hotel user

Sale price:

\$950,000

Contact us:

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AVAILABLE SITE

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Specifications

Address	1451 S. 6 th Street & 30 Barber Road Macclenny, FL 32063
Parcel #(s)	05-3s-22-0000-0000-0216 (S 6 th St) 05-3s-22-0000-0000-0221 (Barber Rd)
Total Property Size	4.11± AC 1461 S. 6 th Street - 0.44± AC 30 Barber Road - 3.67± AC
Frontage	102' - S. 6 th Street
30 Barber Road Building	6,544± SF Climate controlled 3 Phase power 13'± clear height Zoned Industrial Recently renovated
S 6 th Street Building	4,100± SF 102' frontage
Ideal uses	Retail showroom w/ outside display Flex warehouse Office development Hotel site

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Area Demographics

5 mi. radius

Source: Esri Business Analyst Online



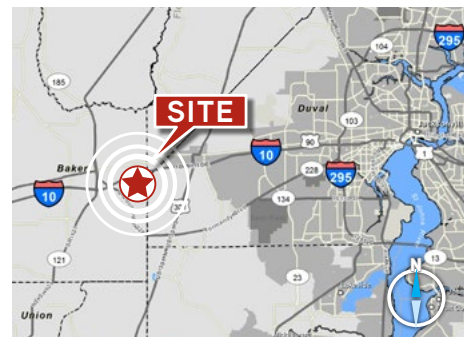
Current Population
(2019)
17,052



Estimated Households
(2019)
5,684



Projected Average Household Income (2024)
\$80,417



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