

## 2.38 ACRES PRIME LOCATION NORMANDY

1508 FOURAKER RD, JACKSONVILLE, FL 32221



### OFFERING SUMMARY

Sale Price:	\$1,199,000
Lot Size:	99,910 SF
Price / Acre:	\$522,755
Zoning:	CCG-1
Market:	Normandy

### PROPERTY OVERVIEW

SVR Commercial LLC, as exclusive advisor, is privileged to present the opportunity to acquire a premium commercial parcel located at 1508 Fouraker Rd, Jacksonville, FL 32221. The property is fenced, level, high and dry, and mostly cleared. It is currently used to store containers. The parcel has 517 ft on Fouraker Rd and is across the street from a new apartment complex under construction and the Normandy Square Shopping Center. It is walking distance to Normandy Blvd and less than 2 miles to 295. Normandy Square is anchored by Winn Dixie and has a Family Dollar, St Vincent's First Care, along with retail and restaurants. Prime location!

### PROPERTY HIGHLIGHTS

- Fenced
- Mostly cleared and level
- High and Dry

### KIMBERLY SIEVERT

904.631.6335

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# FENCED, HIGH & DRY PARCEL PRIME LOCATION

1508 FOURAKER RD, JACKSONVILLE, FL 32221



Plenty of Frontage/Fenced



Located across from Normandy Square shopping/ Walking distance to Normandy Blvd



Located across from new class A apartment complex

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# 1508 FOURAKER RD

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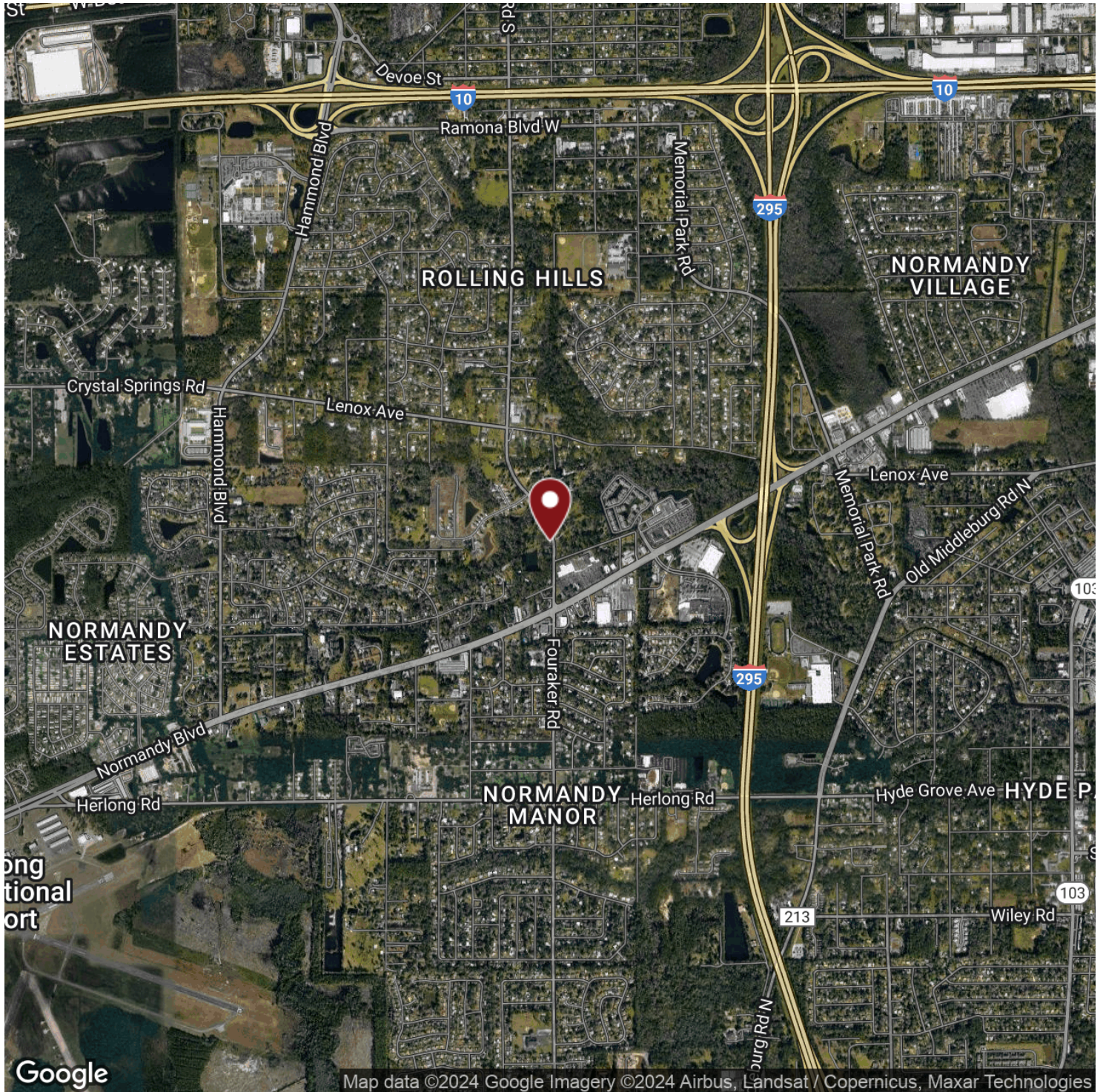
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# LOCATED BETWEEN NORMANDY BLVD & LENOX AVE

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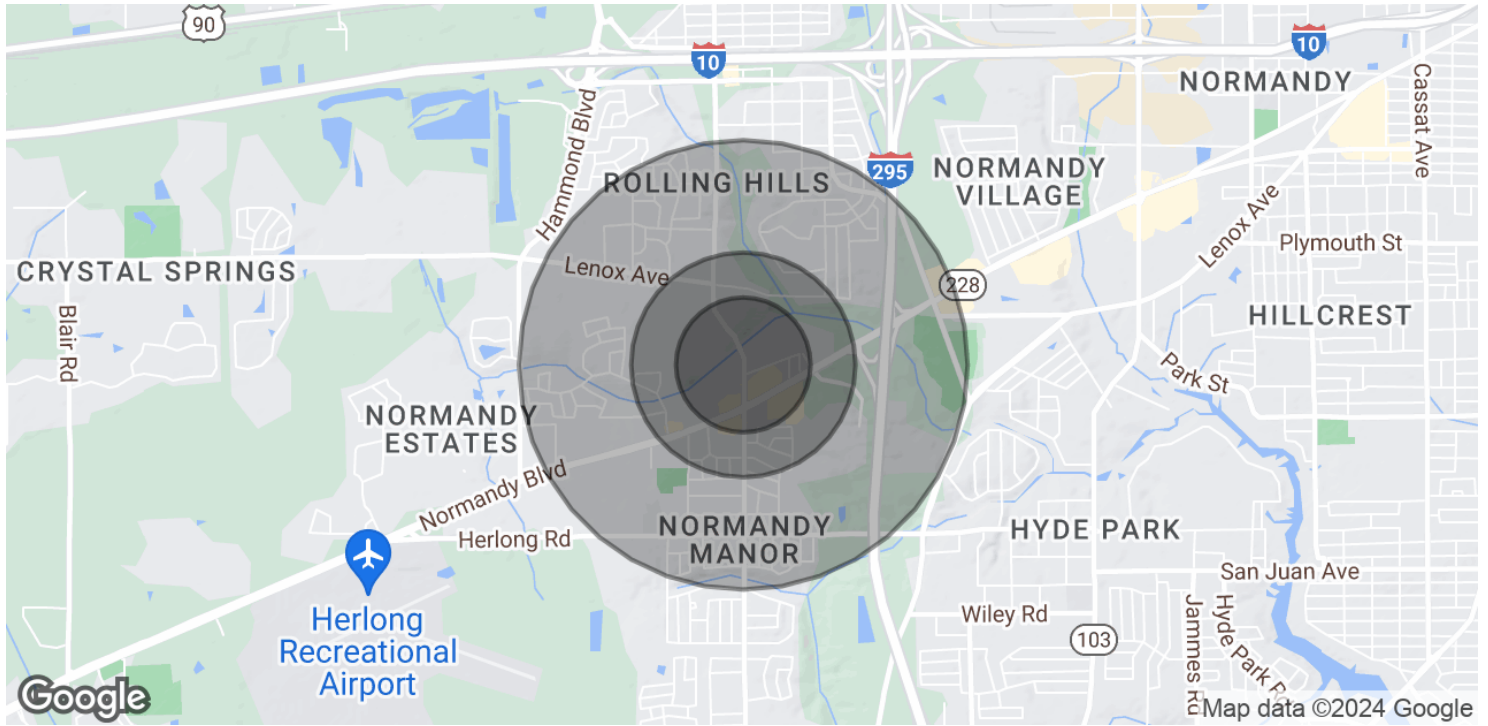
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	796	2,183	8,423
Average Age	43	43	42
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	311	828	3,184
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$86,404	\$85,032	\$80,376
Average House Value	\$249,199	\$243,460	\$230,613

Demographics data derived from AlphaMap

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