



JEFFREY TERWILLIGER **LENNY DEGIROLMO** **CHRISTOPHER WOODWARD**

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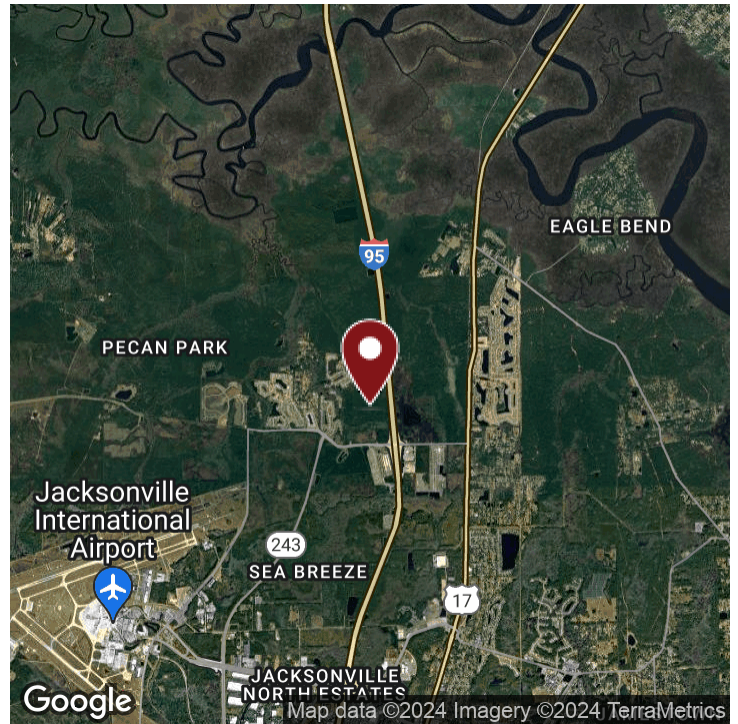
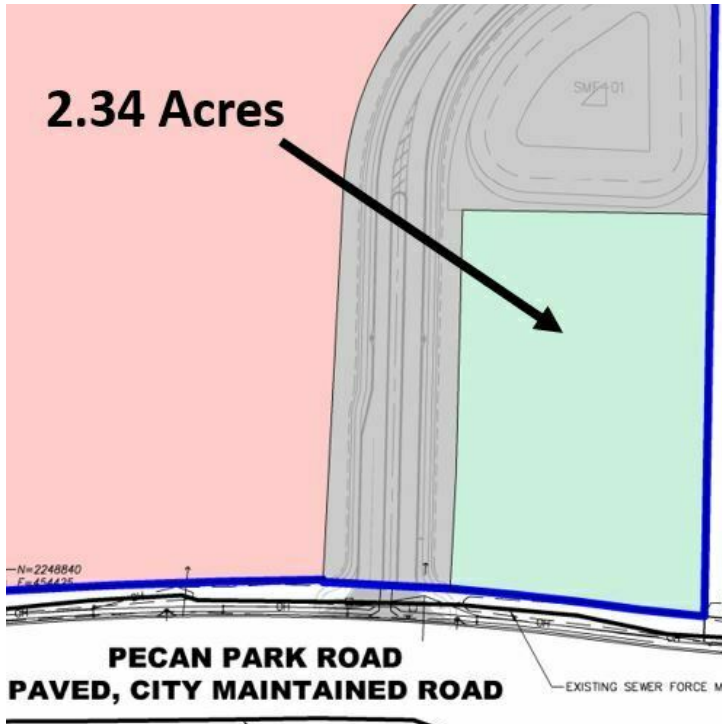
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±2.34 ACRE COMMERCIAL OUTPARCEL

671 PECAN PARK, JACKSONVILLE, FL 32218



OFFERING SUMMARY

Sale Price:	\$2,200,000
Lot Size:	2.34 Acres
Property Type:	Vacant Land
APN:	108115-0000
Zoning:	PUD

PROPERTY OVERVIEW

±2.34 acre property zoned PUD with a land-use of CGC (Community/General Commercial) commercial, which allows for almost all commercial office and retail uses. The site is an outparcel to a potential Publix development with a feeder road leading to a 136 lot single-family development.

LOCATION OVERVIEW

Conveniently located off the heavily traveled highway I-95, which gives this lot highly visible frontage to locals and travelers alike. Several major employers surround this parcel including Jacksonville International Airport, Jacksonville Port Authority, Amazon, Bacardi Bottling, UF Health, River City Marketplace, and many other retailers.

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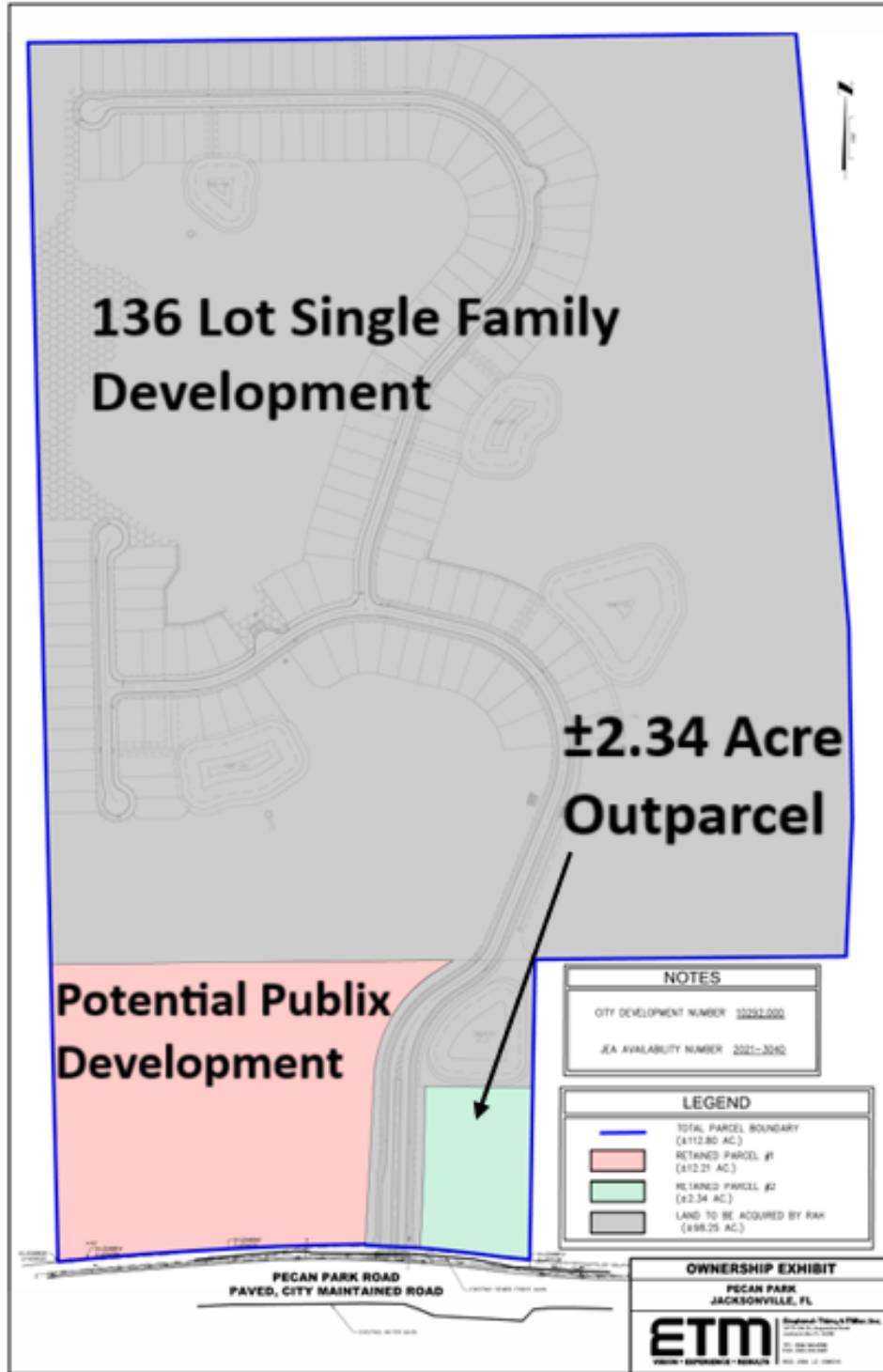
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ADJACENT TO FUTURE RETAIL PLAZA, SFH DEVELOPMENT & PUBLIX

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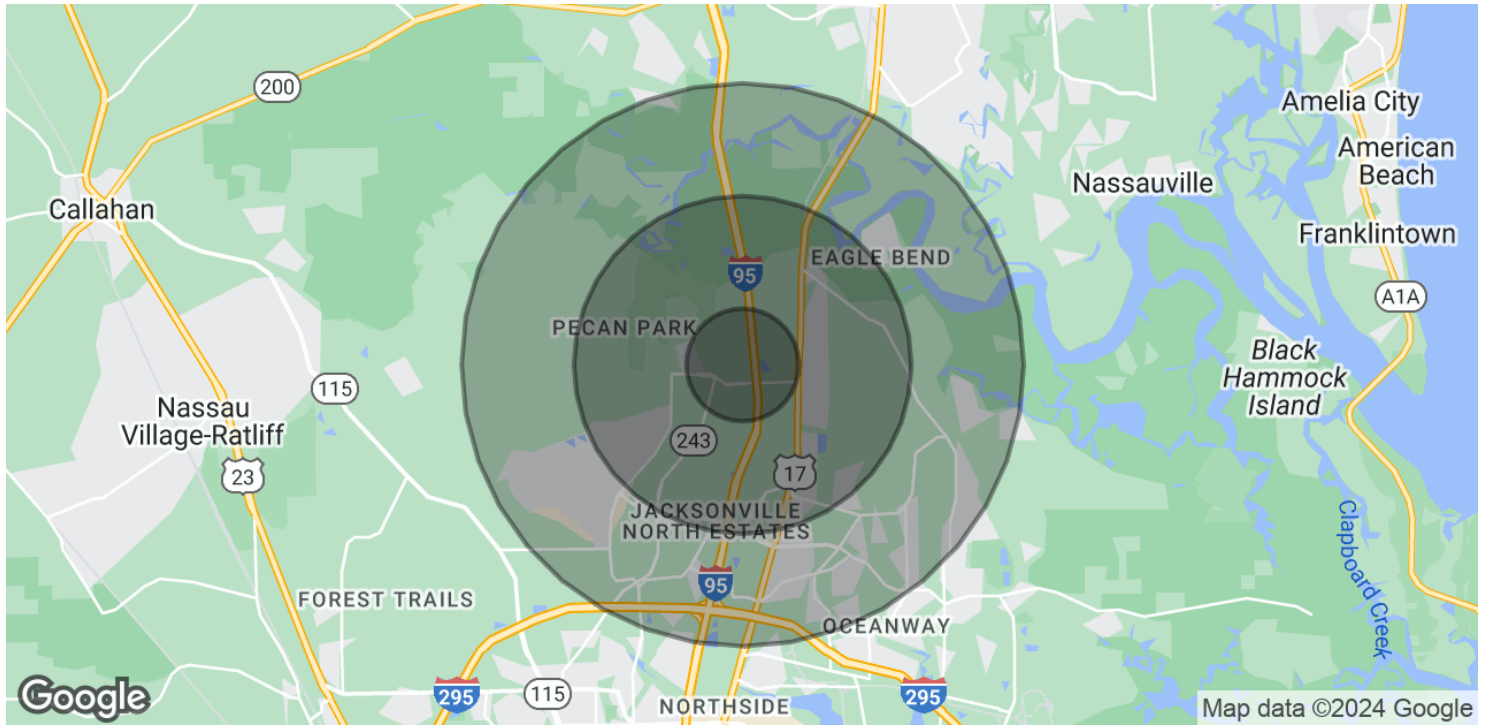
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POPULATION	1 MILE	3 MILE	5 MILE
Total Population	2,151	9,894	30,950
2028 Population Projection	2,331	10,693	33,071
Population Growth '23 - '28	1.7%	1.6%	1.4%

HOUSEHOLDS & INCOME	1 MILE	3 MILE	5 MILE
Total Households	696	3,403	11,174
Median HH Income	\$67,999	\$83,091	\$72,758
Household Growth '23 - '28	1.9%	1.7%	1.4%

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