

INVESTMENT OPPORTUNITY

4402 OLD SALISBURY Road Jacksonville, FL 32216 | \$600,000



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PROPERTY OVERVIEW

4402 OLD SALISBURY Road Jacksonville, FL 32216

- Listing Price: \$600,000
- Medical Office: 3,000 Sq Ft
- Lot Size: 1.1 Acres
- Zoning: CCG-1
- Utilities: City Water & Septic



Wonderful I-95 Visibility! Exceptional commercial redevelopment opportunity in Jacksonville's booming Southside market. This 1.10-acre parcel features premium, high-traffic exposure directly along the I-95 corridor and boasts highly flexible CCG-1 zoning—perfect for medical, professional office, retail, or potential hotel and multifamily development projects.

The property includes an existing 3,000 SF freestanding building (former dental practice) and an expansive paved parking lot. Note: The existing building requires a full rehab to be useful. This asset is priced primarily on land value and its dominant highway presence, making it the perfect blank canvas for an owner-user corporate footprint or a ground-up developer. Sold As-Is.

ZONING INFORMATION

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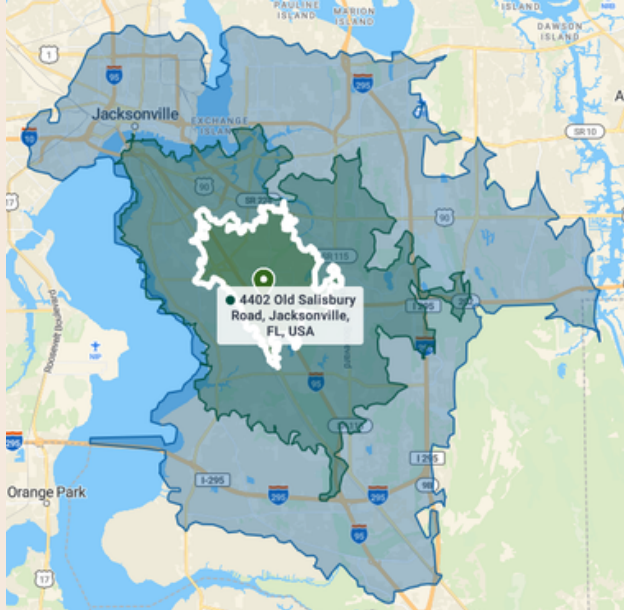


The Commercial Community/General-1 (CCG-1) district allows for a wide range of professional, retail, hotels, and service establishments, including banks, offices, and indoor entertainment facilities. This versatile zoning also supports community-focused uses such as day care centers, churches, and art studios. Furthermore, certain specialized operations like multi-family residential units integrated with permitted uses or nightclubs may be allowed by exception.

BENCHMARK DEMOGRAPHICS

4402 Old Salisbury Rd, Jacksonville, Florida, 32216

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

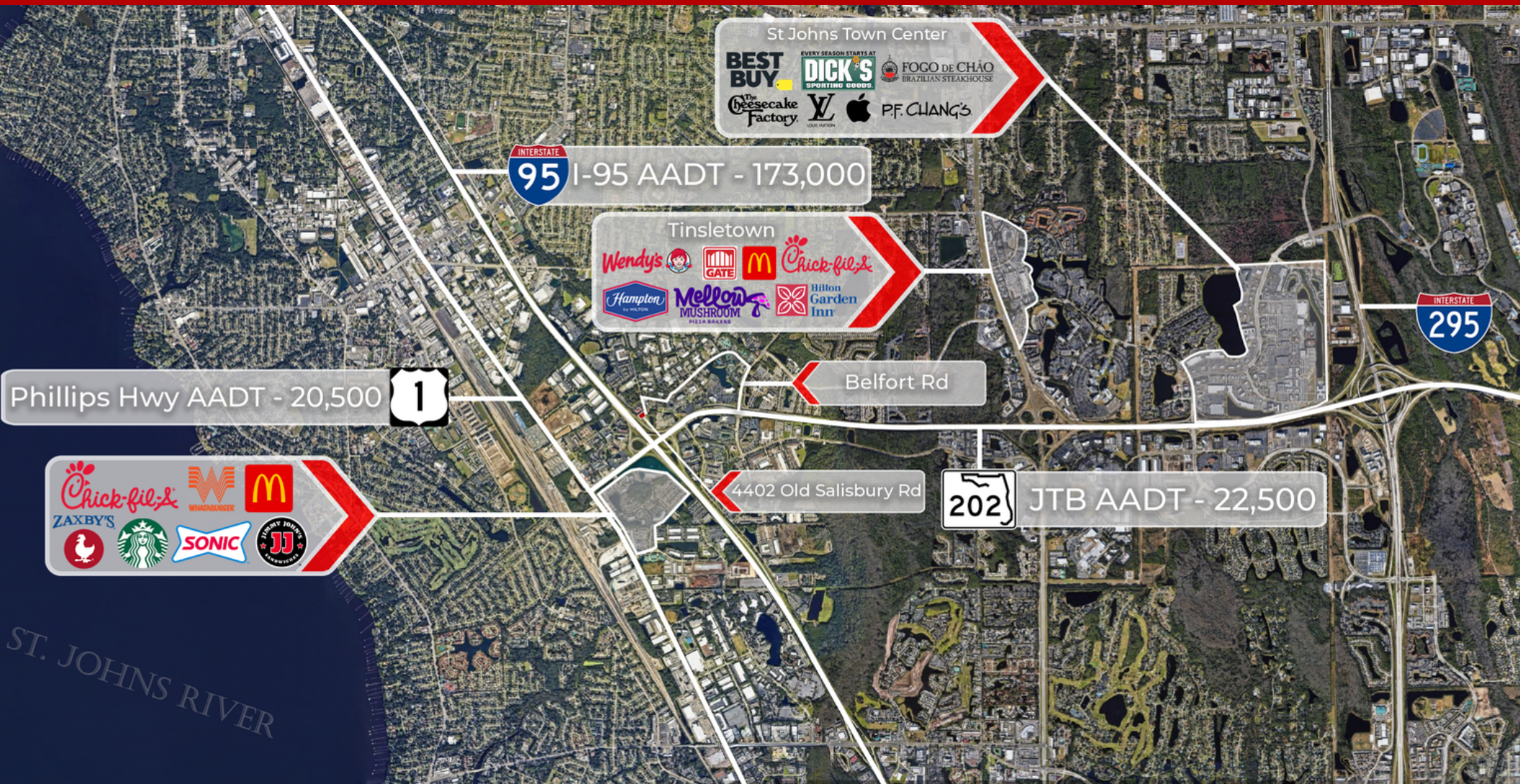
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	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties Duval County	CBSAs Jacksonville, FL	States Florida	USA
AGE SEGMENTS							
0 - 4	5.09%	5.38%	5.25%	5.68%	5.45%	4.68%	5.39%
5 - 9	5.22%	5.02%	5.19%	5.91%	5.80%	4.97%	5.68%
10 - 14	5.01%	5.06%	5.04%	5.73%	6.02%	5.32%	5.93%
15 - 19	4.98%	4.95%	5.63%	6.04%	6.21%	5.81%	6.43%
20 - 34	23.36%	27.07%	24.31%	21.16%	19.25%	18.48%	20.35%
35 - 54	27.79%	25.63%	25.99%	25.77%	25.64%	24.37%	25.21%
55 - 74	20.26%	18.96%	20.86%	22.34%	23.37%	25.43%	22.77%
75+	8.32%	7.90%	7.74%	7.43%	8.30%	10.91%	8.23%
HOUSEHOLD INCOME							
<\$15,000	7.2%	9.8%	9.1%	8.0%	7.0%	7.7%	8.0%
\$15,000-\$24,999	2.7%	5.0%	5.4%	5.3%	4.4%	5.6%	5.5%
\$25,000-\$34,999	7.4%	6.3%	6.2%	6.4%	5.5%	6.1%	5.8%
\$35,000-\$49,999	11.1%	12.8%	10.6%	9.7%	9.3%	9.9%	9.3%
\$50,000-\$74,999	15.1%	20.0%	18.6%	18.0%	16.1%	16.0%	15.1%
\$75,000-\$99,999	21.5%	14.5%	13.8%	13.4%	12.7%	12.8%	12.4%
\$100,000-\$149,999	22.0%	19.6%	17.8%	18.9%	20.3%	18.8%	18.0%
\$150,000-\$199,999	6.5%	6.1%	8.1%	9.4%	10.2%	9.6%	10.4%
\$200,000+	6.5%	6.0%	10.5%	10.9%	14.5%	13.5%	15.4%
KEY FACTS							
Population	6,642	79,825	305,699	1,073,836	1,805,726	23,597,813	343,528,394
Daytime Population	17,277	138,201	457,093	1,165,386	1,806,513	23,413,280	341,846,552
Employees	3,638	44,663	159,029	531,931	870,221	11,049,242	168,700,572
Households	2,774	36,165	135,660	442,866	721,664	9,529,651	134,397,562
Average HH Size	2.28	2.13	2.16	2.37	2.46	2.43	2.49
Median Age	39.0	36.5	37.9	38.8	40.4	43.6	39.6
HOUSING FACTS							
Median Home Value	370,102	327,308	362,078	359,525	399,538	421,319	376,272
Owner Occupied %	45.6%	35.9%	44.5%	57.2%	66.0%	66.6%	64.0%
Renter Occupied %	54.4%	64.1%	55.5%	42.8%	34.0%	33.4%	36.0%
Total Housing Units	3,079	40,143	149,780	480,577	790,337	10,955,223	149,274,959
INCOME FACTS							
Median HH Income	\$80,708	\$69,401	\$75,128	\$78,774	\$88,523	\$82,707	\$85,893
Per Capita Income	\$40,662	\$41,474	\$46,409	\$44,933	\$48,891	\$47,873	\$48,241
Median Net Worth	\$107,639	\$63,867	\$111,263	\$193,404	\$296,660	\$292,996	\$276,821

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