

FOR SALE

SOUTHSIDE BLVD. INDUSTRIAL/FLEX PROPERTY

2124 - 2220 Southside Boulevard, Jacksonville, FL 32216



OFFERING SUMMARY

Sale Price:	\$2,990,000
Lot Size:	4.5 Acres
Price / Acre:	\$664,444
Zoning:	IBP

PROPERTY OVERVIEW

Available for sale is 4.5 +/- acres of IBP (industrial business park) land available. The property is all high and dry with maximum exposure along Southside Blvd. There is an average traffic count of 40,000 AADT.

The site is approved for up to 75,000+/- SF warehouse facility. Ideal for an owner-user, or multi tenant property. The zoning also permits for a variety of professional or medical complex or a mixed use commercial business park.

This is ideal for any trade business, manufacturing, distribution with a showroom use.

PROPERTY HIGHLIGHTS

- -IBP (industrial business park) zoning
- -All utilities to site
- -Updated survey (including top)
- -Recent appraisal available
- -Traffic counts- 40,000 AADT

PRESENTED BY:

AMANDA KINKADE

904.635.6376

amanda@kinkadecommercial.com

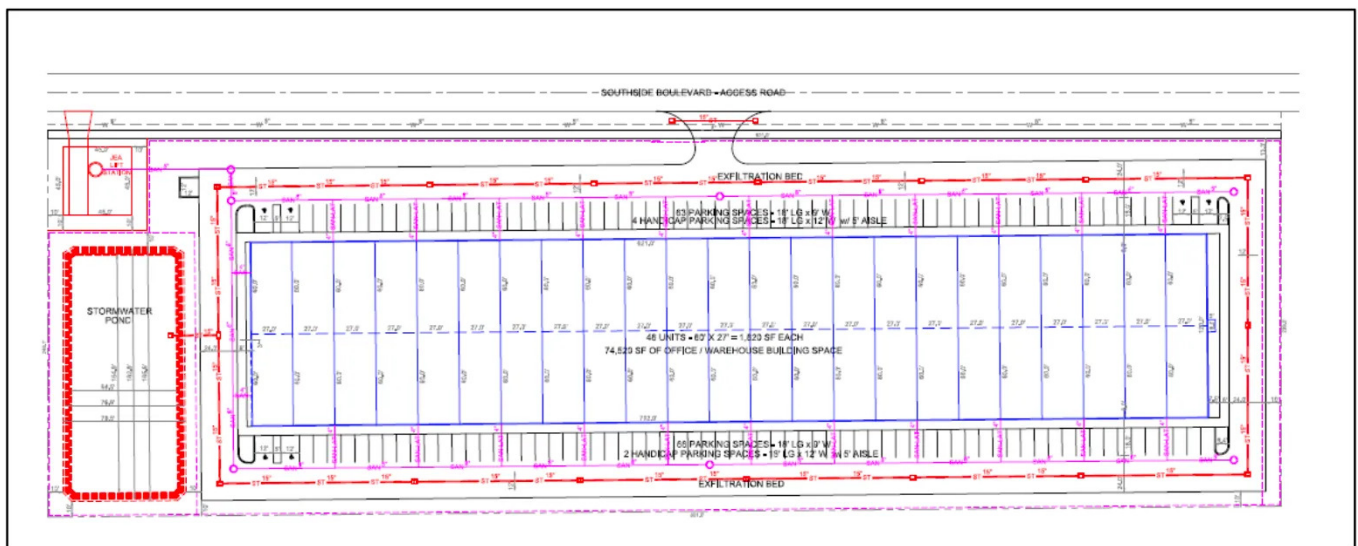
FOR SALE

SOUTHSIDE BLVD. INDUSTRIAL/FLEX PROPERTY



2929 Plummer Cove Rd., Suite 2
Jacksonville, FL 32223

2124 - 2220 Southside Boulevard, Jacksonville, FL 32216



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ADDITIONAL PHOTOS

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4.50^{+/-} Acres
Zoned IBP (Industrial Business Park)
Traffic Counts: AADT - 40,000

Southside Blvd.

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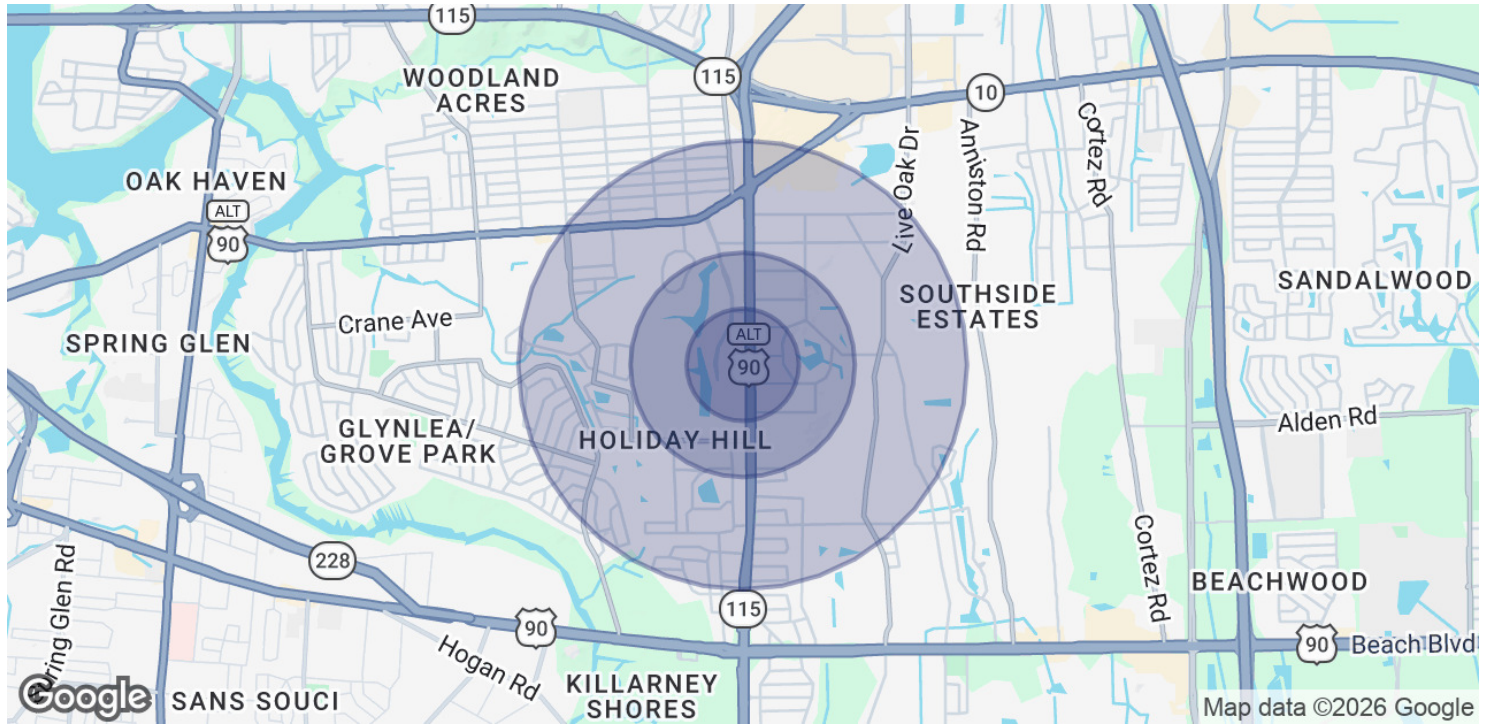
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	944	3,484	11,671
Average Age	33.0	34.0	37.7
Average Age (Male)	33.4	34.6	36.6
Average Age (Female)	30.6	31.9	39.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	371	1,407	4,971
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$64,242	\$65,237	\$67,420
Average House Value	\$217,522	\$216,391	\$214,615

2023 American Community Survey (ACS)

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