

INVESTMENT OPPORTUNITY

0 St Johns Bluff Road S Jacksonville, FL | \$495,000



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PROPERTY OVERVIEW

0 St Johns Bluff Road S Jacksonville, FL

- List Price: \$495,000
- Zoning: Industrial Business Park
- IBP – 1.07 acres (Industrial Business Park)
- Wasteland - .37 acres
- Swamp (Wetlands) .28 acres
- Raw Land
- Parcel Number - 163674-0000



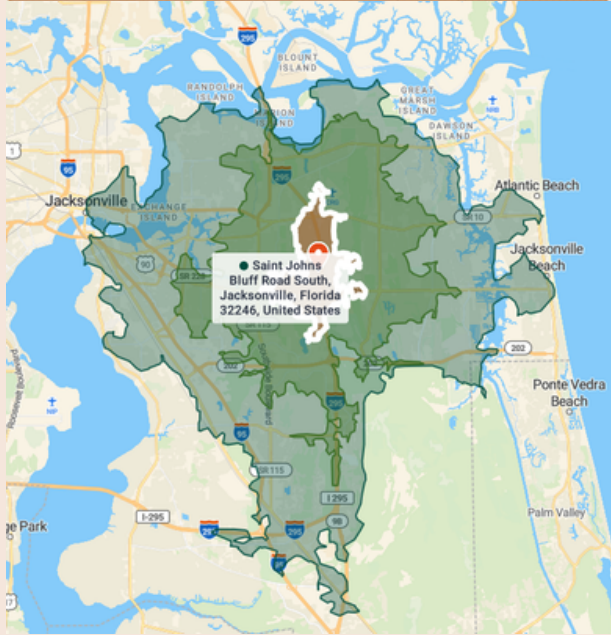
Look no further for a prime commercial opportunity on one of Jacksonville's most heavily traveled corridors with this approximately 1.72-acre parcel on S. St. Johns Bluff Road. This versatile property features flexible Industrial Business Park (IBP) zoning, making it the ideal spot for a warehouse, flex space, contractor yard, or corporate office facility. According to the property appraiser's site, the land features over 1 full acre of high-and-dry usable site space alongside approximately 0.65 acres of natural wetland buffers. Logistics are a breeze with almost immediate access to Interstate 295, allowing your fleet or clients to navigate the entire First Coast with ease.

The surrounding neighborhood is a booming economic hub, packed with thriving commercial centers, retail giants, and established industrial neighbors. You will benefit from incredible daily traffic counts and built-in drive-by exposure that provides your business with permanent, organic visibility. Do not miss the chance to bring your development plans and secure a premier commercial footprint in a highly sought-after, high-growth location.

BENCHMARK DEMOGRAPHICS

Saint Johns Bluff Rd S, Jacksonville, Florida, 32224

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)

THE CCIM INSTITUTE



	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties Duval County	CBSAs Jacksonville, FL Metropolitan Statistical Area	States Florida	USA
AGE SEGMENTS							
0 - 4	5.86%	5.22%	5.39%	5.69%	5.44%	4.69%	5.39%
5 - 9	5.87%	5.31%	5.51%	5.93%	5.86%	5.03%	5.75%
10 - 14	5.50%	5.06%	5.28%	5.73%	6.04%	5.34%	5.98%
15 - 19	7.26%	6.06%	5.88%	6.05%	6.22%	5.84%	6.47%
20 - 34	25.71%	26.77%	23.83%	21.29%	19.22%	18.43%	20.33%
35 - 54	25.03%	25.84%	26.04%	25.70%	25.63%	24.41%	25.20%
55 - 74	19.72%	19.74%	21.14%	22.41%	23.50%	25.55%	22.82%
75+	5.08%	6.00%	6.93%	7.24%	8.09%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	6.4%	7.6%	8.2%	9.8%	8.1%	8.0%	8.3%
\$15,000-\$24,999	7.3%	4.1%	5.0%	5.5%	5.0%	5.8%	5.9%
\$25,000-\$34,999	11.1%	6.2%	5.9%	6.4%	5.8%	6.7%	6.3%
\$35,000-\$49,999	18.0%	11.3%	11.2%	11.0%	9.8%	10.5%	9.8%
\$50,000-\$74,999	17.8%	19.0%	18.3%	17.8%	16.5%	16.9%	15.6%
\$75,000-\$99,999	17.9%	14.7%	13.4%	12.8%	12.8%	12.9%	12.5%
\$100,000-\$149,999	14.7%	19.3%	19.7%	18.9%	19.6%	18.4%	17.8%
\$150,000-\$199,999	3.2%	7.2%	7.2%	7.5%	9.3%	8.7%	9.8%
\$200,000+	3.6%	10.7%	11.0%	10.3%	13.0%	12.1%	14.0%
KEY FACTS							
Population	15,381	163,894	391,675	1,054,465	1,764,628	23,027,836	339,887,819
Daytime Population	19,968	185,210	458,417	1,140,746	1,765,462	22,846,618	338,218,372
Employees	7,795	88,057	205,433	525,747	841,514	10,832,721	167,630,539
Households	6,154	69,332	164,194	431,039	699,626	9,263,074	132,422,916
Average HH Size	2.40	2.30	2.31	2.39	2.47	2.43	2.50
Median Age	34.9	36.0	37.7	38.7	40.4	43.6	39.6
HOUSING FACTS							
Median Home Value	288,880	368,623	372,814	355,630	395,594	416,969	370,578
Owner Occupied %	47.3%	49.8%	51.9%	58.2%	66.7%	67.2%	64.2%
Renter Occupied %	52.8%	50.2%	48.1%	41.8%	33.3%	32.8%	35.8%
Total Housing Units	6,498	74,968	179,100	468,453	767,323	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$60,285	\$77,428	\$76,826	\$74,128	\$82,649	\$78,205	\$81,624
Per Capita Income	\$29,703	\$43,671	\$44,073	\$41,767	\$45,252	\$44,891	\$45,360
Median Net Worth	\$75,545	\$120,995	\$132,225	\$153,805	\$249,654	\$253,219	\$228,144

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