

7305 ATLANTIC BLVD, JACKSONVILLE, FL 32211

7305 ATLANTIC BLVD



JEFFREY TERWILLIGER **LENNY DEGIROLMO** **TYLER POWELL**

607.745.0364

386.956.4143

770.298.0069

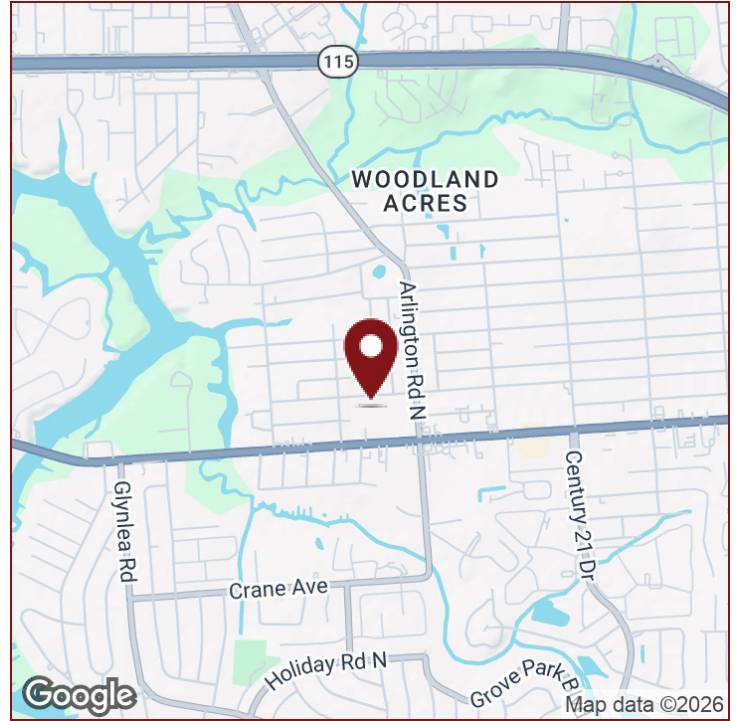
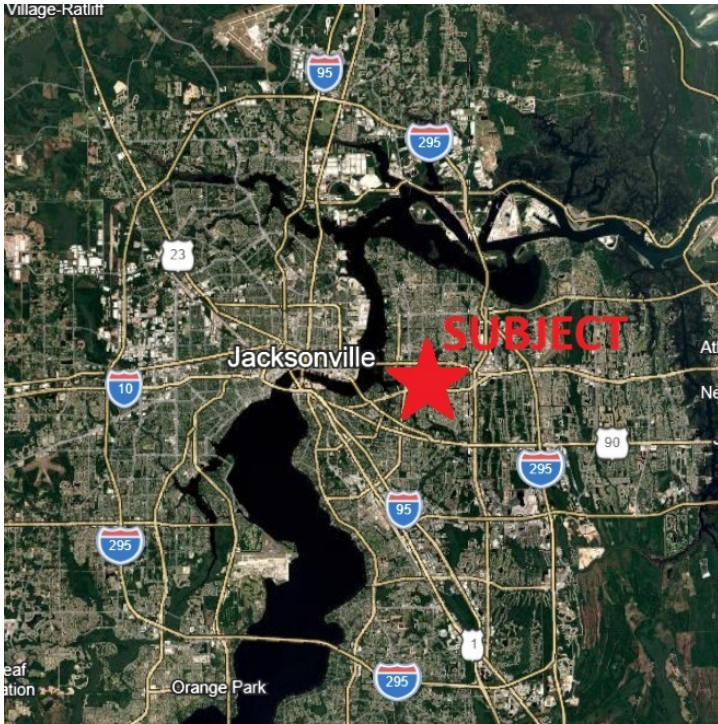
jterwilliger@svrrealtlyfl.com

ldegirolmo@svrcom.com

tpowell@svrcom.com

7305 ATLANTIC BLVD

7305 ATLANTIC BLVD, JACKSONVILLE, FL 32211



OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	0.92 Acres
Zoning:	CCG-2

PROPERTY OVERVIEW

This prime site offers investors the opportunity to acquire valuable frontage along Atlantic Blvd. The parcel consists of two buildable sections separated by a central access area for a driveway and parking. With CCG-2 zoning, the property accommodates numerous commercial uses, making it ideal for investors and developers alike.

LOCATION OVERVIEW

This property offers easy access to I-95 and Beltway 295 and is also conveniently located near dense residential neighborhoods. Less than five minutes away from the nearest grocery anchor Publix. Annual average daily traffic is 28,000.

JEFFREY TERWILLIGER **LENNY DEGIROLMO** **TYLER POWELL**

607.745.0364

386.956.4143

770.298.0069

jterwilliger@svrrealtyfl.com

ldegirolmo@svrcom.com

tpowell@svrcom.com

SVR Commercial, LLC • 100 Fairway Park Blvd Unit 2200 • PVB, FL 32082 • 904.454.3856

SVR
Commercial

svrcommercial.com

7305 ATLANTIC BLVD

7305 ATLANTIC BLVD, JACKSONVILLE, FL 32211



JEFFREY TERWILLIGER **LENNY DEGIROLMO** **TYLER POWELL**

607.745.0364

386.956.4143

770.298.0069

jterwilliger@svrrealtyfl.com

ldegirolmo@svrcom.com

tpowell@svrcom.com

7305 ATLANTIC BLVD

7305 ATLANTIC BLVD, JACKSONVILLE, FL 32211



Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

JEFFREY TERWILLIGER **LENNY DEGIROLMO** **TYLER POWELL**

607.745.0364

386.956.4143

770.298.0069

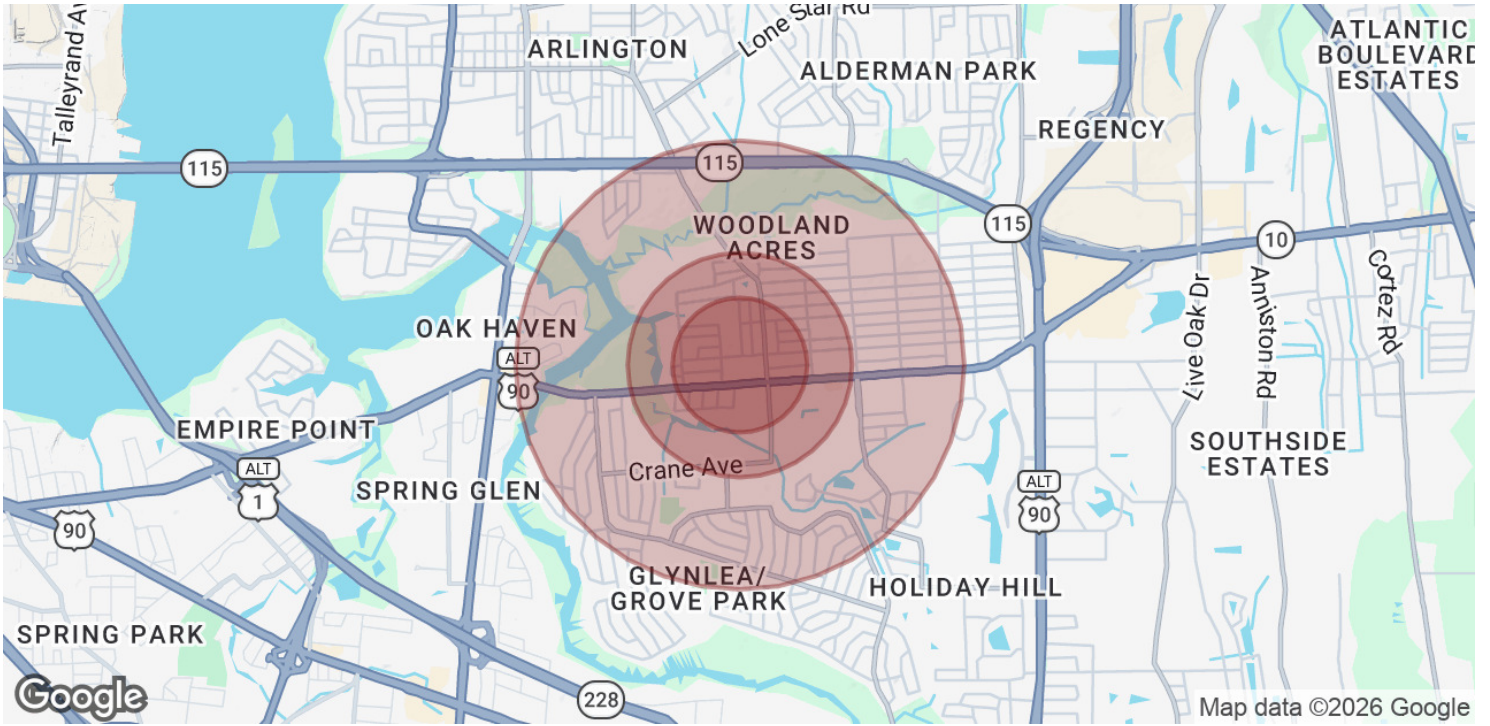
jterwilliger@svrrealtyfl.com

ldegirolmo@svrcom.com

tpowell@svrcom.com

7305 ATLANTIC BLVD

7305 ATLANTIC BLVD, JACKSONVILLE, FL 32211



POPULATION

	1 MILE	3 MILE	5 MILE
Total Population	14,512	90,615	225,736
2029 Population Projection	15,171	94,990	237,040
Annual Growth Projection ('24- '29)	0.9%	1.0%	1.0%

HOUSEHOLDS & INCOME

	1 MILE	3 MILE	5 MILE
Total Households	6,021	36,717	91,998
Average HH Income	\$61,775	\$65,159	\$69,075

Demographics data derived from AlphaMap

JEFFREY TERWILLIGER **LENNY DEGIROLMO** **TYLER POWELL**
 607.745.0364 386.956.4143 770.298.0069
 jterwilliger@svrrealtyfl.com ldegirolmo@svrcom.com tpowell@svrcom.com



7305 ATLANTIC BLVD

7305 ATLANTIC BLVD, JACKSONVILLE, FL 32211



JEFFREY TERWILLIGER

Broker / President

Direct: 607.745.0364

Cell: 607.745.0364

jterwilliger@svrrealtyfl.com

FL #BK3122117



LENNY DEGIROLMO

Commercial Advisor

Direct: 386.956.4143

ldegirolmo@svrcom.com



TYLER POWELL

Commercial Advisor

Direct: 770.298.0069

tpowell@svrcom.com

JEFFREY TERWILLIGER **LENNY DEGIROLMO** **TYLER POWELL**

607.745.0364

386.956.4143

770.298.0069

jterwilliger@svrrealtyfl.com

ldegirolmo@svrcom.com

tpowell@svrcom.com

SVR Commercial, LLC • 100 Fairway Park Blvd Unit 2200 • PVB, FL 32082 • 904.454.3856



svrcommercial.com