

LEASE

MORSE AVE PORTFOLIO

Jacksonville, FL 32244



PROPERTY DESCRIPTION

Five prime commercial lots available on Morse Avenue in Jacksonville, strategically positioned near 103rd Street and I-295. These parcels offer excellent visibility and accessibility within a thriving corridor surrounded by established businesses and residential communities. With convenient highway access, strong traffic counts, and versatile zoning potential, the lots are ideal for retail, office, service, or mixed-use development. This opportunity provides investors and developers with a rare chance to secure multiple contiguous sites in a high-demand and rapidly growing Jacksonville market.

OFFERING SUMMARY

Lease Rate:	\$3,500.00 Acre/month (NNN)
Lot Size:	8.38 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	94	417	2,545
Total Population	279	1,211	7,132
Average HH Income	\$80,778	\$74,207	\$70,109

PROPERTY HIGHLIGHTS

- Zoning: Commercial, Office (CO)
- 5 Parcels!
- Near I-295 and 103rd St!
- Close to Annual Average Daily Traffic (AADT) of 56,500!

Eric Maimo
(904) 537-6443

Adam Lanteigne
(904) 584-7777



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

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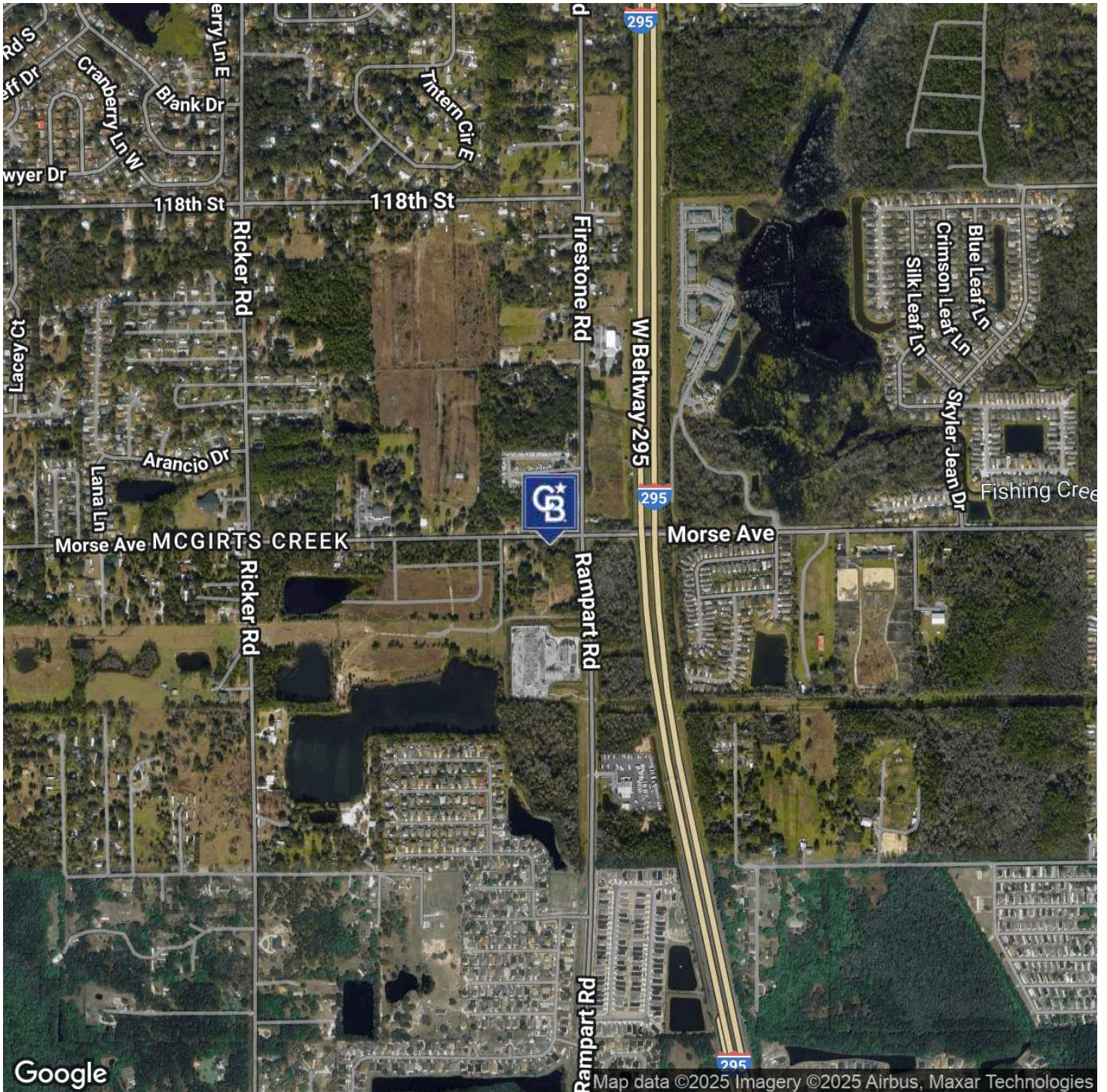


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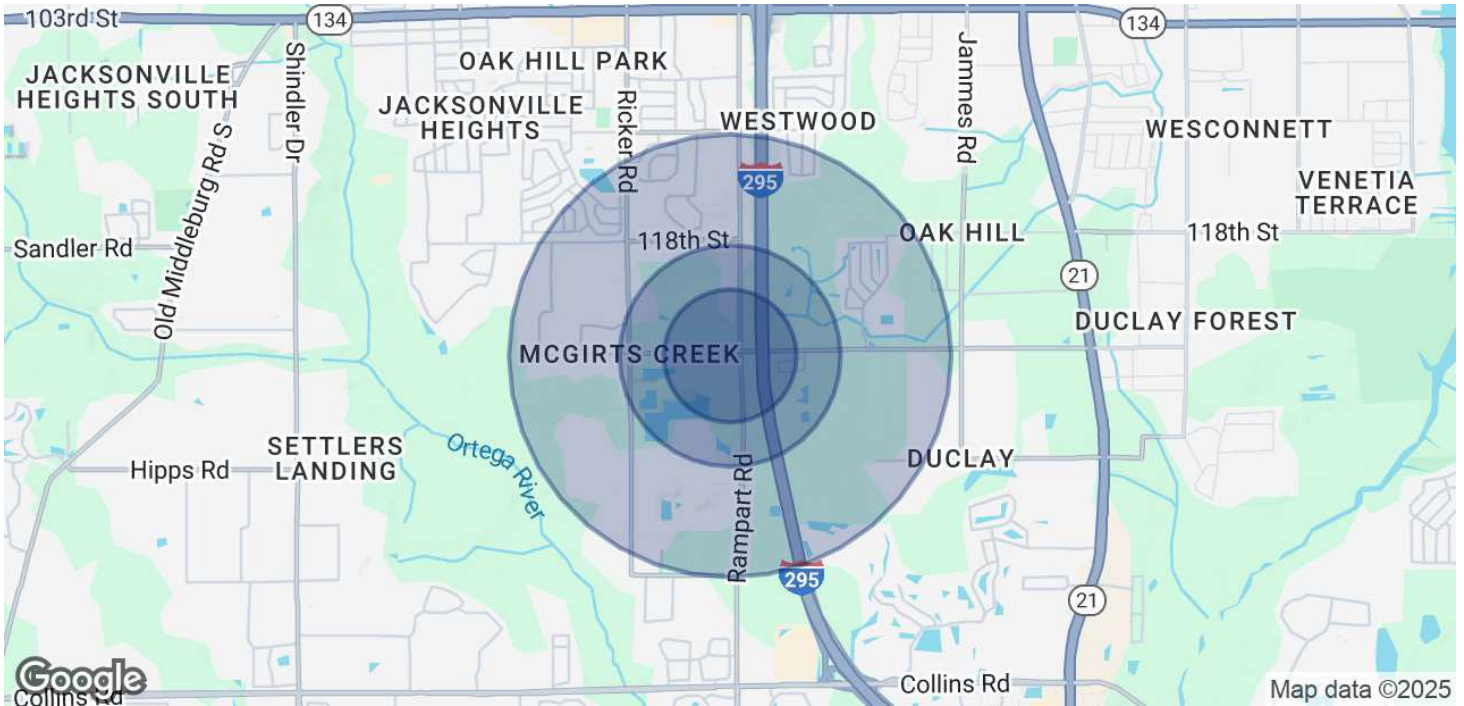


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	279	1,211	7,132
Average Age	37	36	37
Average Age (Male)	37	36	36
Average Age (Female)	37	37	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	94	417	2,545
# of Persons per HH	3	2.9	2.8
Average HH Income	\$80,778	\$74,207	\$70,109
Average House Value	\$324,999	\$299,249	\$249,049

Demographics data derived from AlphaMap

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