

Signalized Corner Parcel - Arlington

5951 Arlington Expy, Jacksonville, FL 32211



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 0.91 acre parcel located at signalized traffic signal in Arlington
- Multiple access points on Arlington Expwy & Cesery Blvd
- Close proximity to Jacksonville University and College Park
- Surrounded by national traffic generators
- Ideal uses include QSR, fuel stations, and financial institutions
- Adjacent to a large proposed multi-family development
- Combined traffic counts exceed 68,000 per day

OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	0.91 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,952	37,220	87,158
Total Population	9,126	94,123	209,830
Average HH Income	\$65,859	\$71,414	\$74,633
Median Household Income	\$54,024	\$56,522	\$54,492

Nick Barbato
954.579.2672
NBarbato@eisre.com

Eric Portnoy
954.242.2010
EPortnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

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RETAILER MAP



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AERIAL



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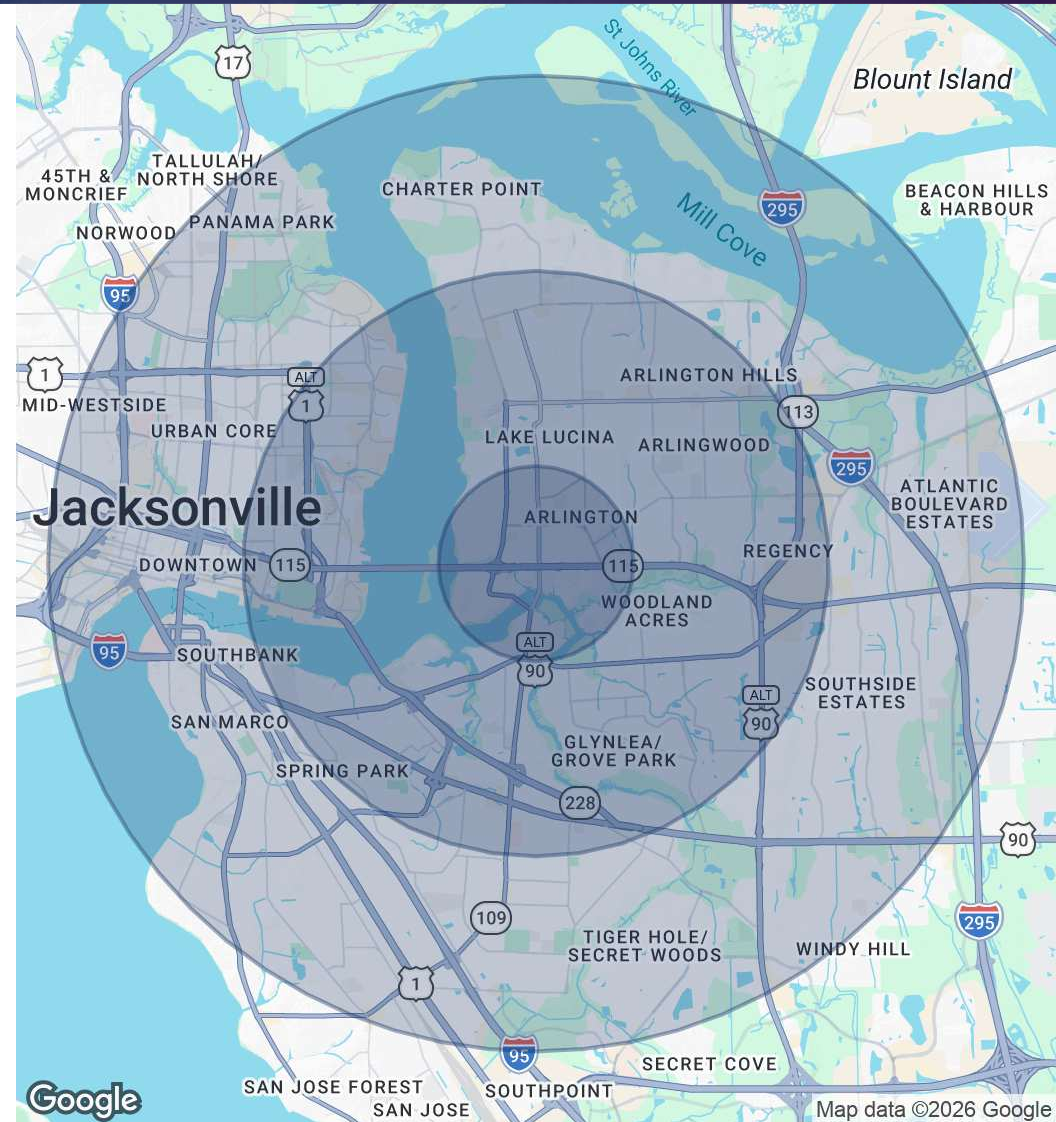
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,126	94,123	209,830
Average Age	40.6	35.9	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,952	37,220	87,158
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$65,859	\$71,414	\$74,633
Average House Value	\$200,805	\$225,209	\$250,523

AGE	1 MILE	3 MILES	5 MILES
0 - 4	675	6,266	13,822
5 - 9	368	6,332	14,019
10 - 14	526	5,895	13,235
15 - 17	228	3,685	7,212
18 - 20	167	4,520	7,874
21 - 24	607	5,095	10,748
25 - 34	1,343	15,473	34,744
35 - 44	1,299	12,110	27,736
45 - 54	1,170	10,472	23,053
55 - 64	1,262	11,955	26,068
65 - 74	988	7,570	19,279
75 - 84	366	3,334	8,183
85+	138	1,431	3,885



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