



7305 ATLANTIC BLVD, JACKSONVILLE, FL 32211

# 7305 ATLANTIC BLVD

**JEFFREY TERWILLIGER   LENNY DEGIROLMO   TYLER POWELL**

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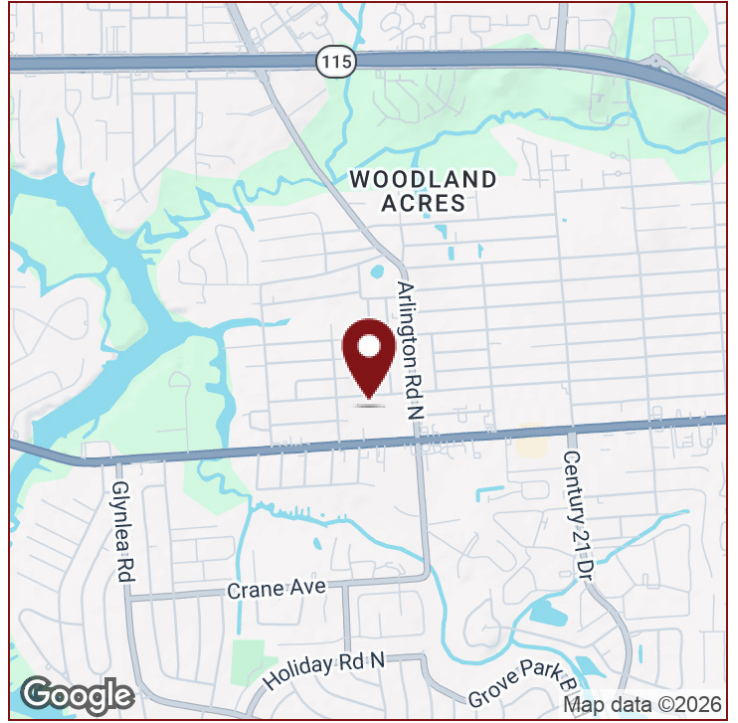
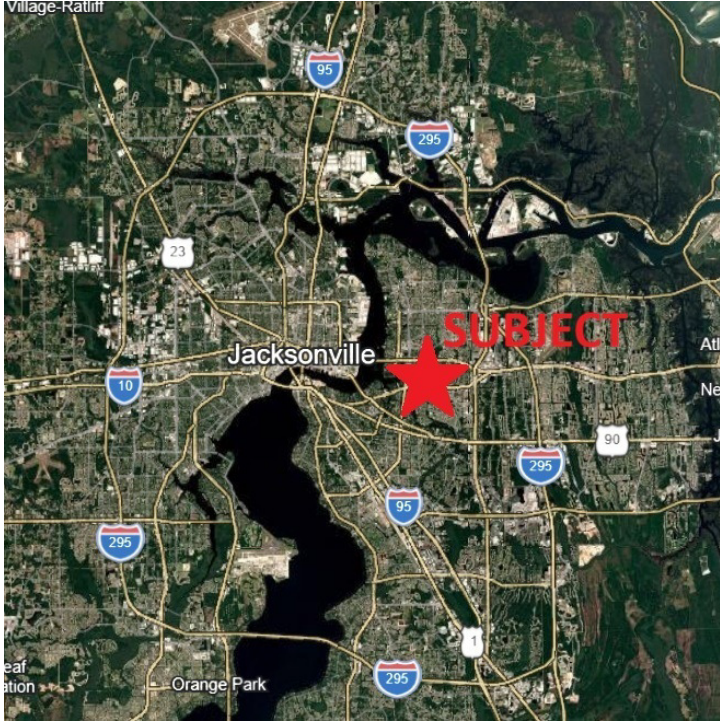
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## OFFERING SUMMARY

Sale Price:	\$700,000
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.

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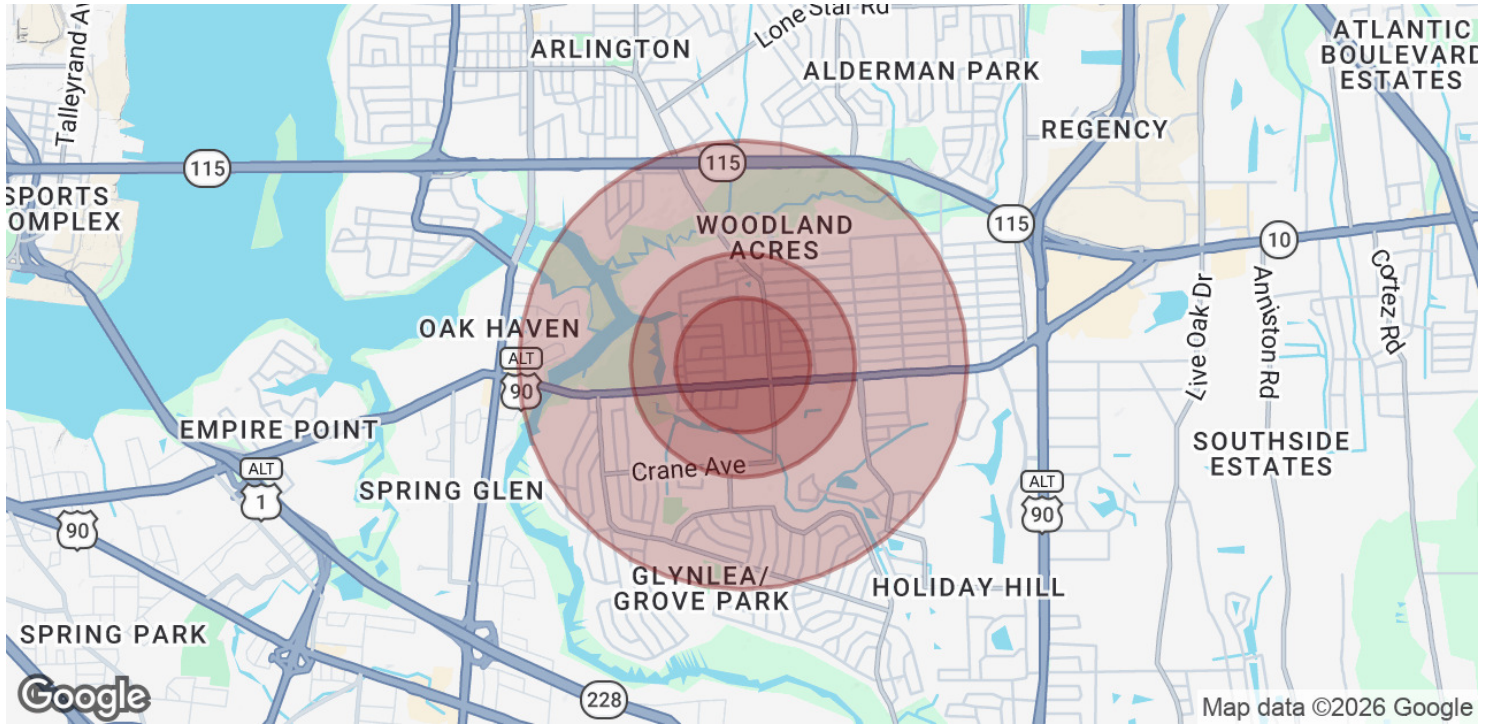
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POPULATION	1 MILE	3 MILE	5 MILE
Total Population	14,512	90,615	225,736
2029 Population Projection	15,171	94,990	237,040
Annual Growth Projection ('24- '29)	0.9%	1.0%	1.0%

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

2020 American Community Survey (ACS)

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