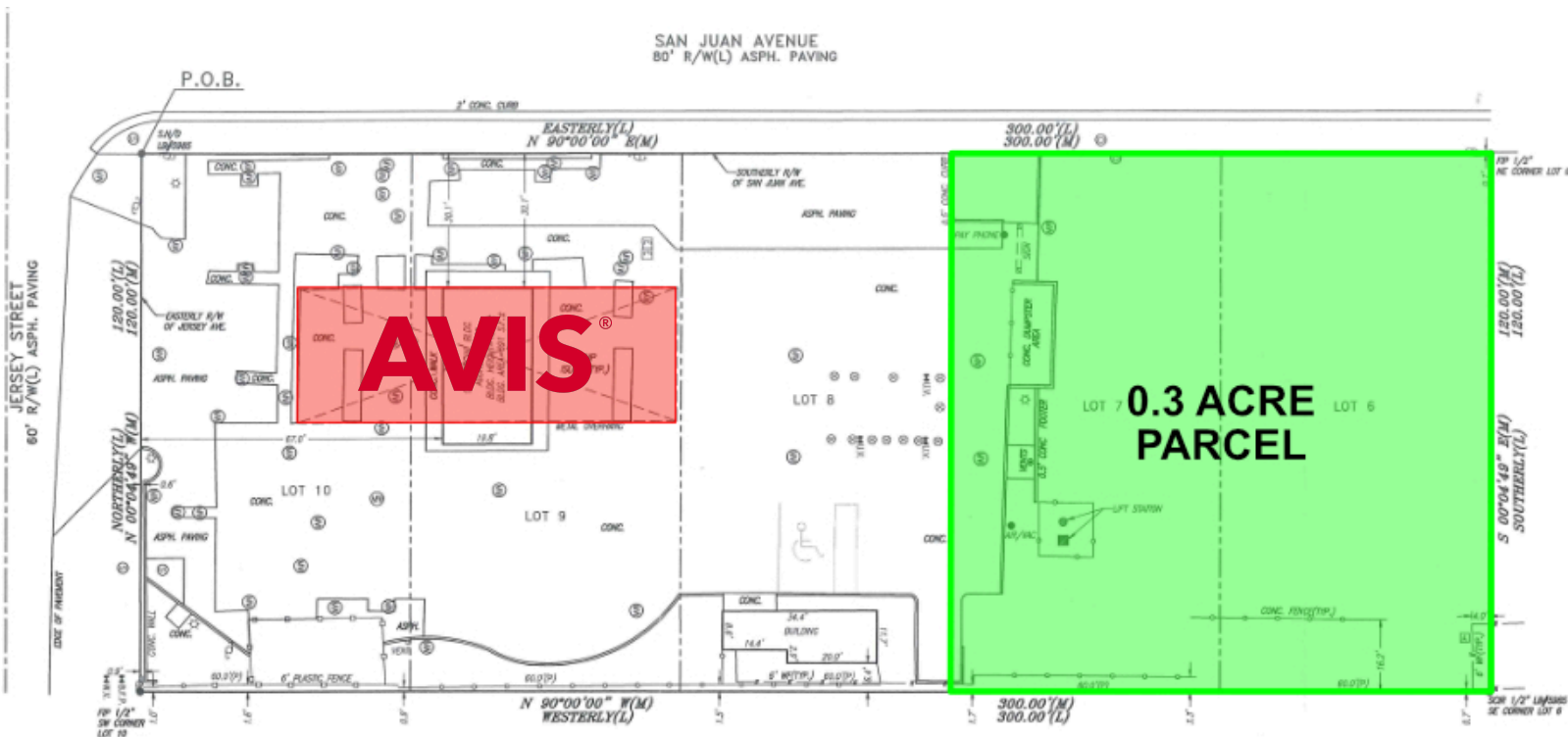


4580 SAN JUAN AVE

Jacksonville, FL 32210



850.933.5899



PROPERTY DESCRIPTION

Prime Commercial Pad Site – For Sale or Build-to-Suit

Located at 4586 San Juan Ave. in Jacksonville, FL, this 0.3-acre commercial pad site is a prime opportunity for development. Positioned next to a new Avis/Budget car rental currently under construction, the site offers excellent visibility, high traffic counts, and strong commercial potential.

With flexible development options and a prime location, this site is perfect for investors or business owners looking to establish a strong presence in Jacksonville.

PROPERTY HIGHLIGHTS

- For Sale: \$340,000 or Build-to-Suit
- Ideal for QSR, Coffee, or Quick Lube
- Strategic Location with Strong Consumer Demand
- Surrounded by National Retailers & Thriving
- Businesses High Traffic & Excellent Accessibility

TRACY WATERS

850.545.2282
twaters@teampcg.com

OFFERING SUMMARY

Sale Price:	\$340,000
Lot Size:	0.3 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,129	76,091	249,544
Total Population	9,109	184,736	627,516
Average HH Income	\$95,915	\$77,206	\$77,325

PREMIER COMMERCIAL GROUP

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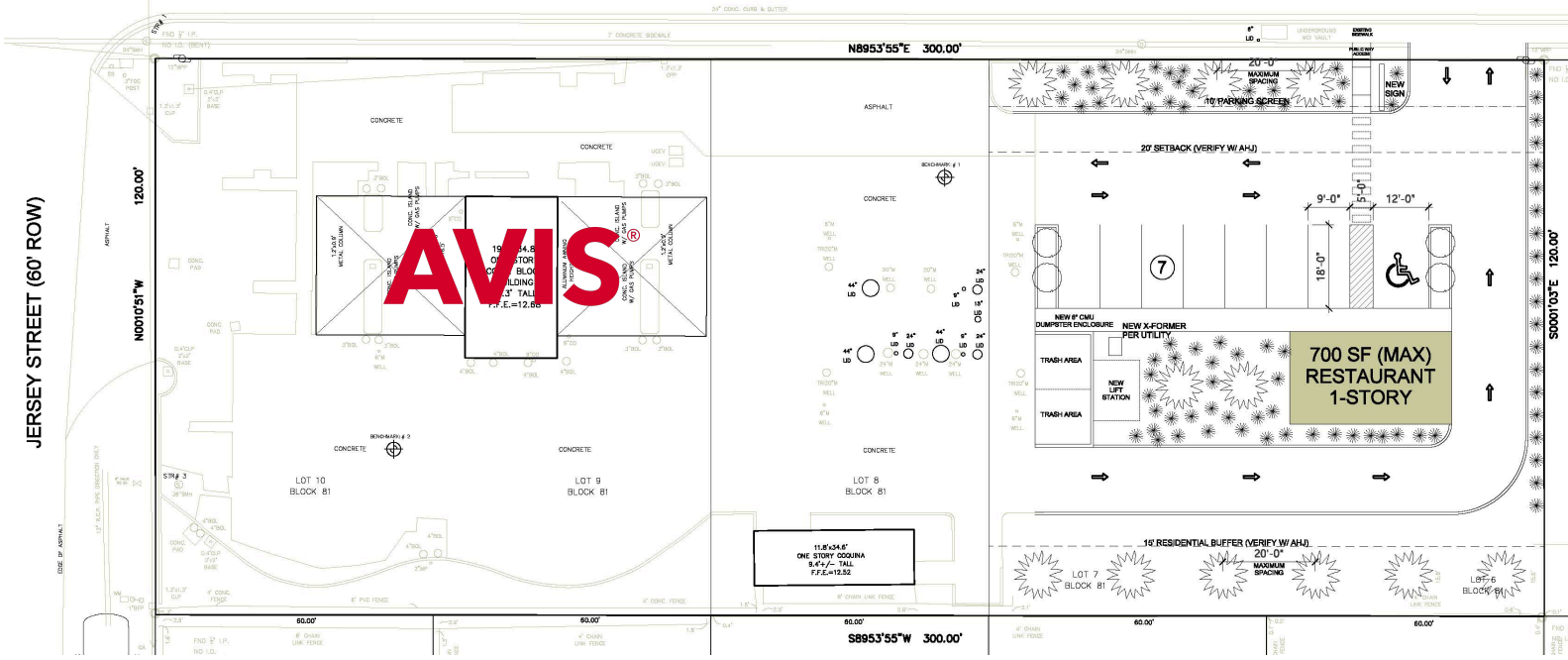
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CONCEPT 1

SAN JUAN AVE (80' ROW)

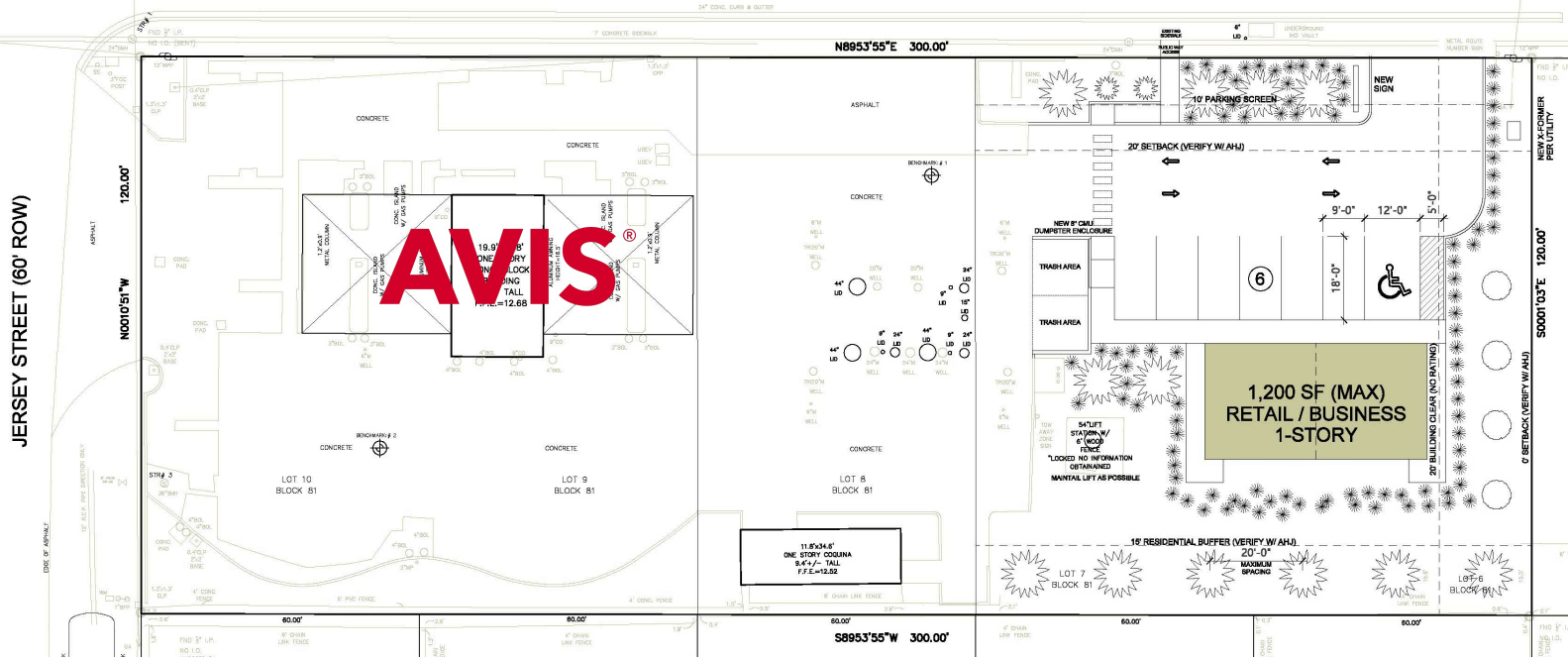
ARCHITECTURAL SITE PLAN IS FOR CONCEPT AND DIAGRAMMATIC PURPOSES ONLY. CIVIL ENGINEERING SHALL BE REQUIRED FOR PERMITTING AND FURTHER DEVELOPMENT TO CITY/COUNTY STANDARDS FOR SITE DEVELOPMENT.



CONCEPT 2

SAN JUAN AVE (80' ROW)

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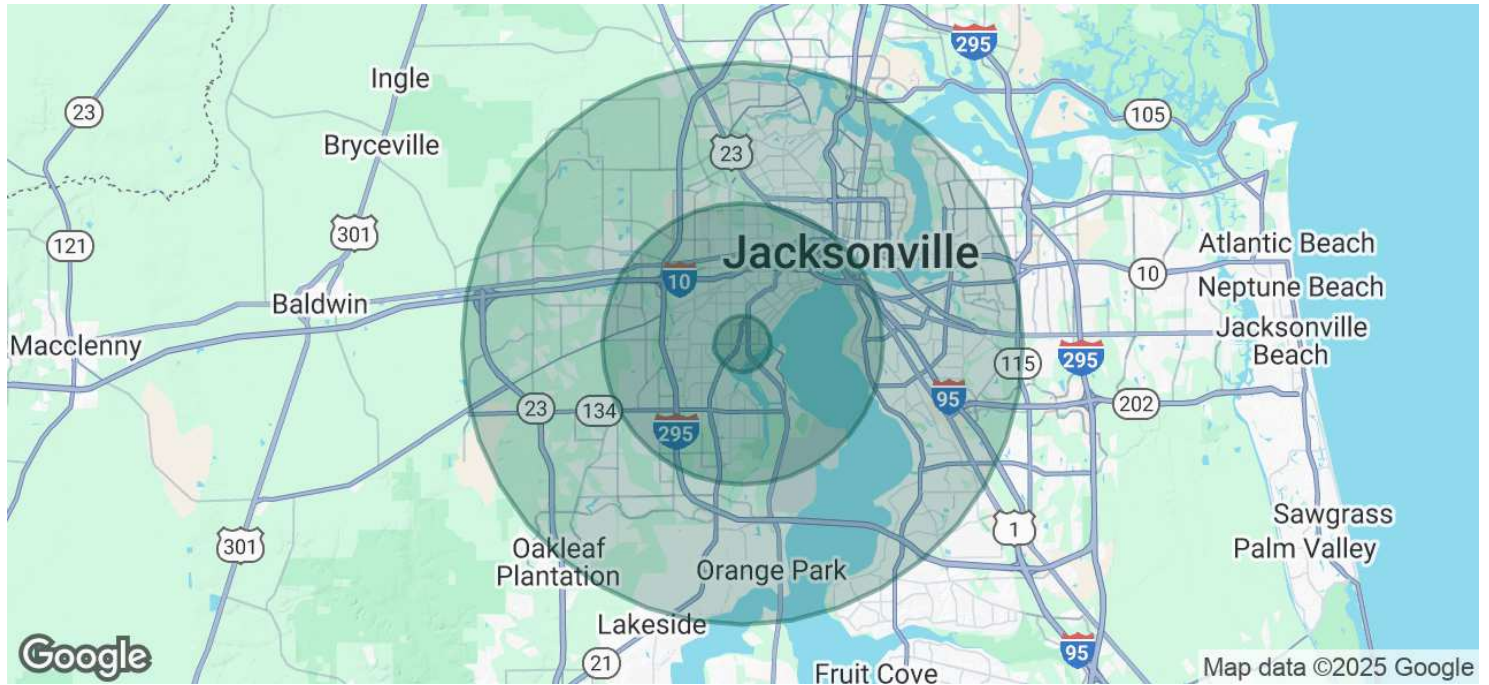
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,109	184,736	627,516
Average Age	42	40	40
Average Age (Male)	41	39	39
Average Age (Female)	43	41	41

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,129	76,091	249,544
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$95,915	\$77,206	\$77,325
Average House Value	\$332,566	\$287,994	\$275,652

Demographics data derived from AlphaMap

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