



**For Sale
or Lease**

2.70± Acres for Sale or Lease

7520 Pritchard Rd. | Jacksonville, FL 32219

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Property Overview:

Team Ryals is excited to offer this prime 2.70±-acre lot located at the strategic intersection of Pritchard Road and Imeson Road in Jacksonville, Florida. This property, with its substantial 575 feet of frontage on Pritchard Rd., is ideally zoned CCG-1, supporting a diverse range of uses including self-storage, hotels, commercial retail and service establishments, gun ranges, wholesaling, distribution, banks, professional offices, religious institutions, gas stations, car washes and more. This location benefits from its proximity to major transport arteries, lying just 2.5 miles west of 295 on Pritchard Rd, which connects seamlessly to major highways I-95 and I-10, enhancing access and convenience for both northbound and southbound traffic.

Property Highlights

- 2.70± AC lot
- Zoning: CCG-1
- Parcel IDs: 003399-0000, 003399-0100
- Traffic counts: 32,000± AADT on Pritchard Road
- Asking price: \$2,300,000

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7520 Pritchard Rd.

Site Overview



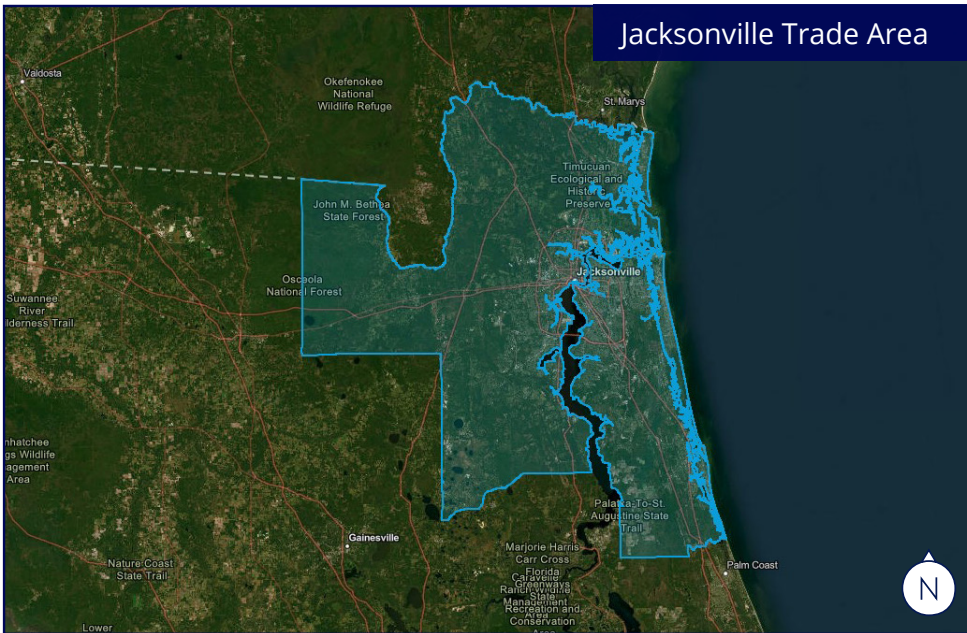
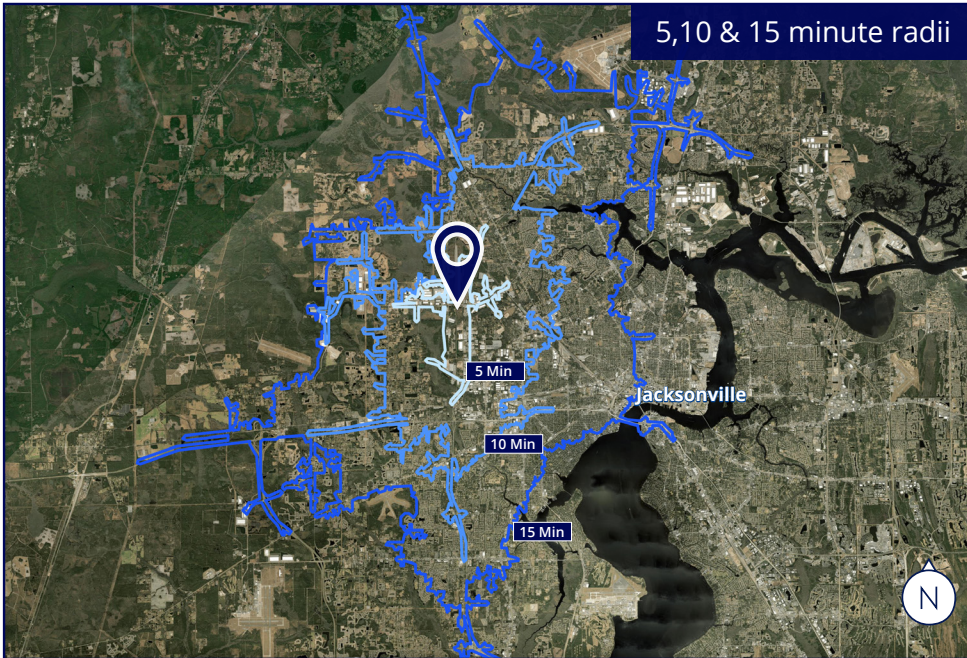
7520 Pritchard Rd.

Trade Area



7520 Pritchard Rd.

Demographics



Demographics

Source: ESRI Business Analyst & CreditIntell, 2026



Population

5 Minutes		900
10 Minutes		38,262
15 Minutes		231,585
Trade area		1,737,832



Daytime Population

5 Minutes		2,295
10 Minutes		51,651
15 Minutes		238,033
Trade area		1,736,953



Total Households

5 Minutes		313
10 Minutes		14,417
15 Minutes		91,593
Trade area		685,635



Average HH Income

5 Minutes		\$107,152
10 Minutes		\$75,829
15 Minutes		\$75,858
Trade area		\$108,888

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