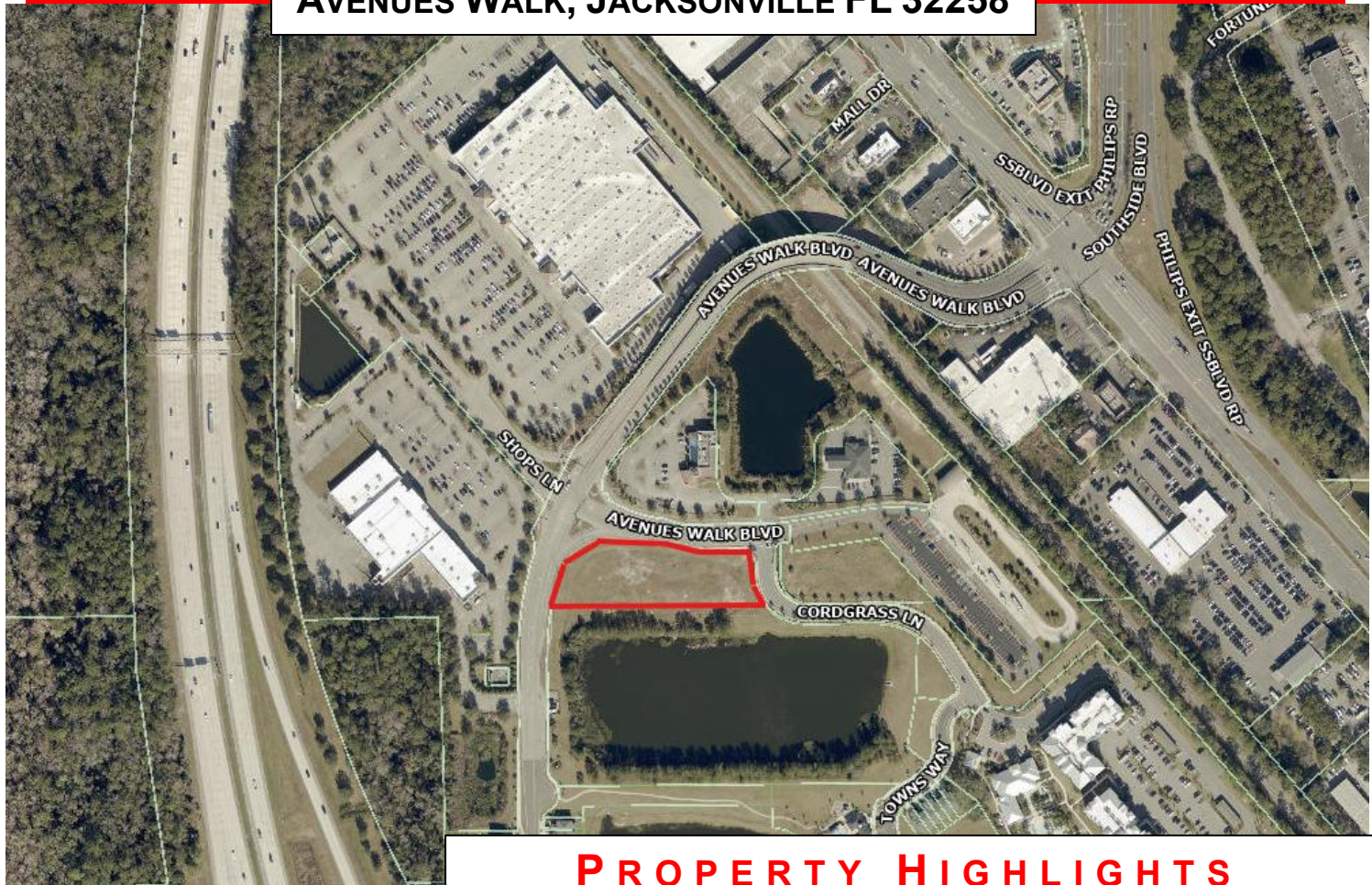


FOR SALE



VACANT LAND PROPERTY AVENUES WALK, JACKSONVILLE FL 32258



PROPERTY HIGHLIGHTS

- 1.669 AC Zoning: PUD MUNI: Jacksonville
- Wide variety of commercial uses permitted:
outdoor retail display, daycare, hotels, and more
- Off-site retention Cleared ready for development
- Frontage Avenues Walk: 420 Linear Foot +/-
- Close to: I-295, I-95, Phillips Hwy, Avenues Mall,
Numerous National Retailers, Univ. of North FL
- Purchase Price: \$1,400,000

Molly Garrett

BOSS Commercial Real Estate
Licensed Commercial Real Estate Agent

Cell: 407-927-3787

Fax: 321-549-6269

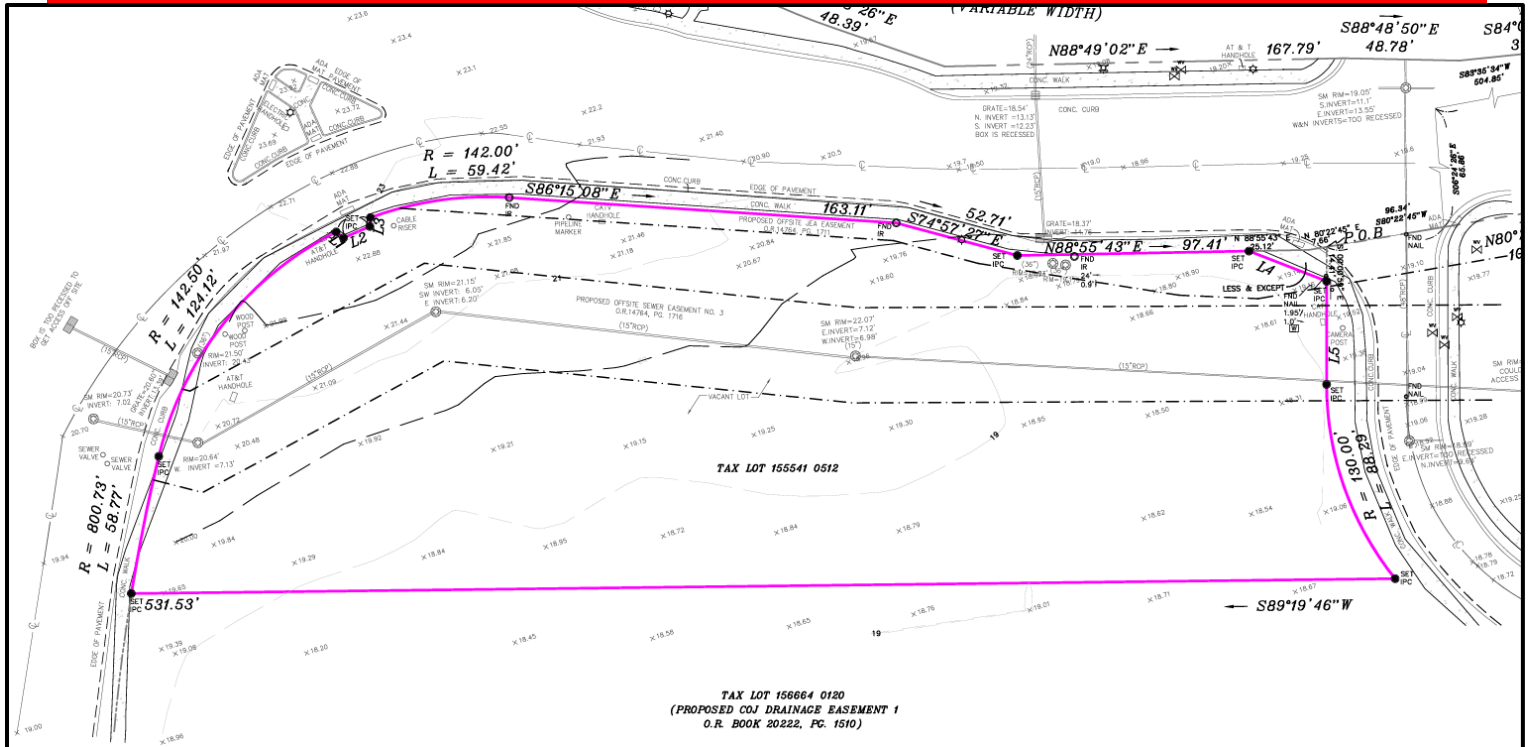
Molly@BossCRE.com

www.BossCRE.com

FOR SALE



SURVEY & UTILITIES



This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

FOR SALE



NEARBY RETAILERS



Communities at Avenues Walk

190+/- Townhome
Community

Bainbridge Avenues Walk

370 Unit
Apartment Complex

Traffic Count: 34,023 vpd along Phillips Hwy

	<u>1-mile</u>	<u>3-mile</u>	<u>5-mile</u>
Population:	3,274	54,417	167,863
Avg HH \$:	\$124,327	\$110,639	\$110,043

Boss Commercial Real Estate, LLC
Licensed Real Estate Brokers

2211 Saxon Dr
New Smyrna Beach, FL 32169

Tel: 407-927-3787

Fax: 321-549-6269

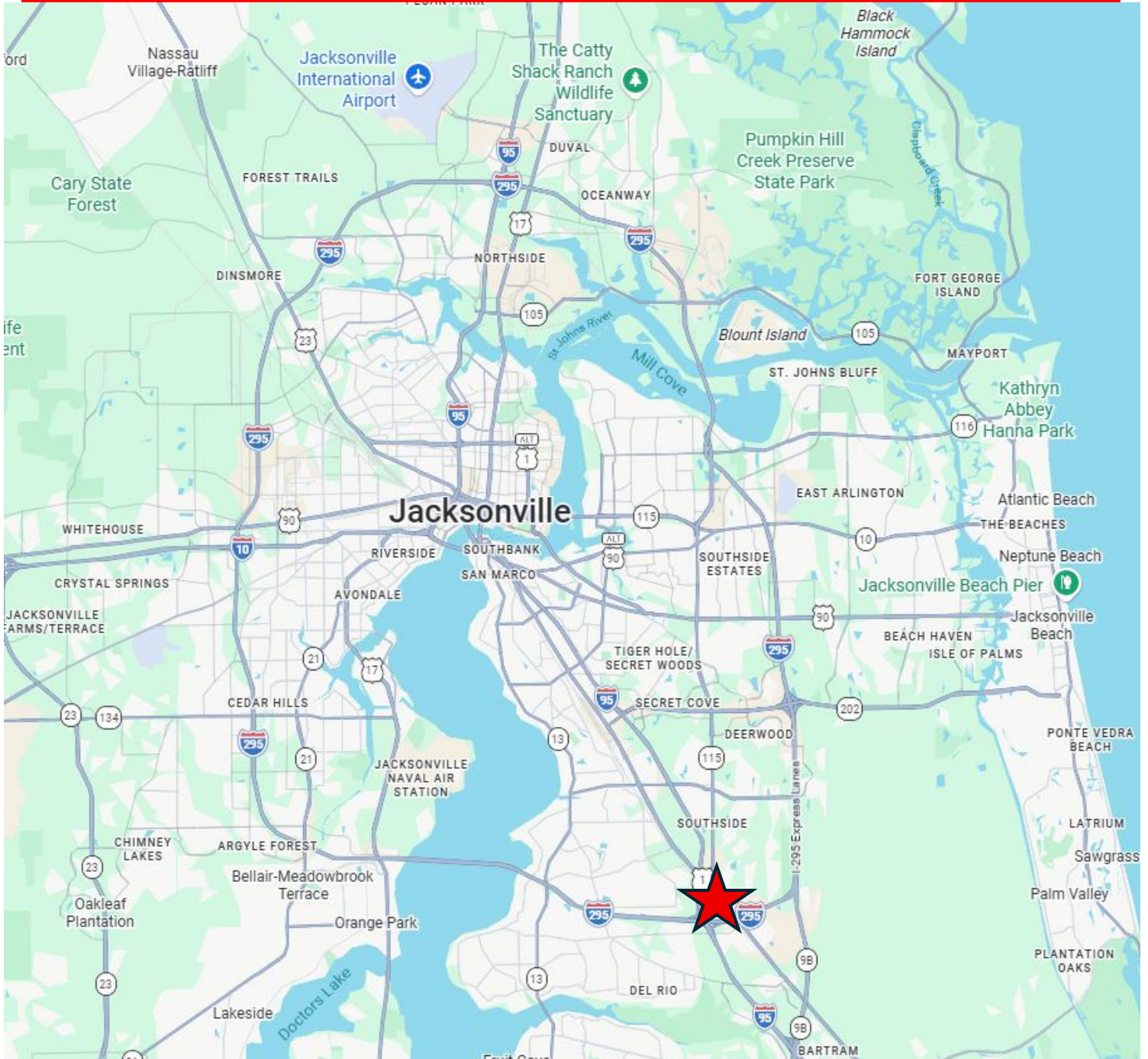
www.BossCRE.com

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FOR SALE



MAP OVERVIEW



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