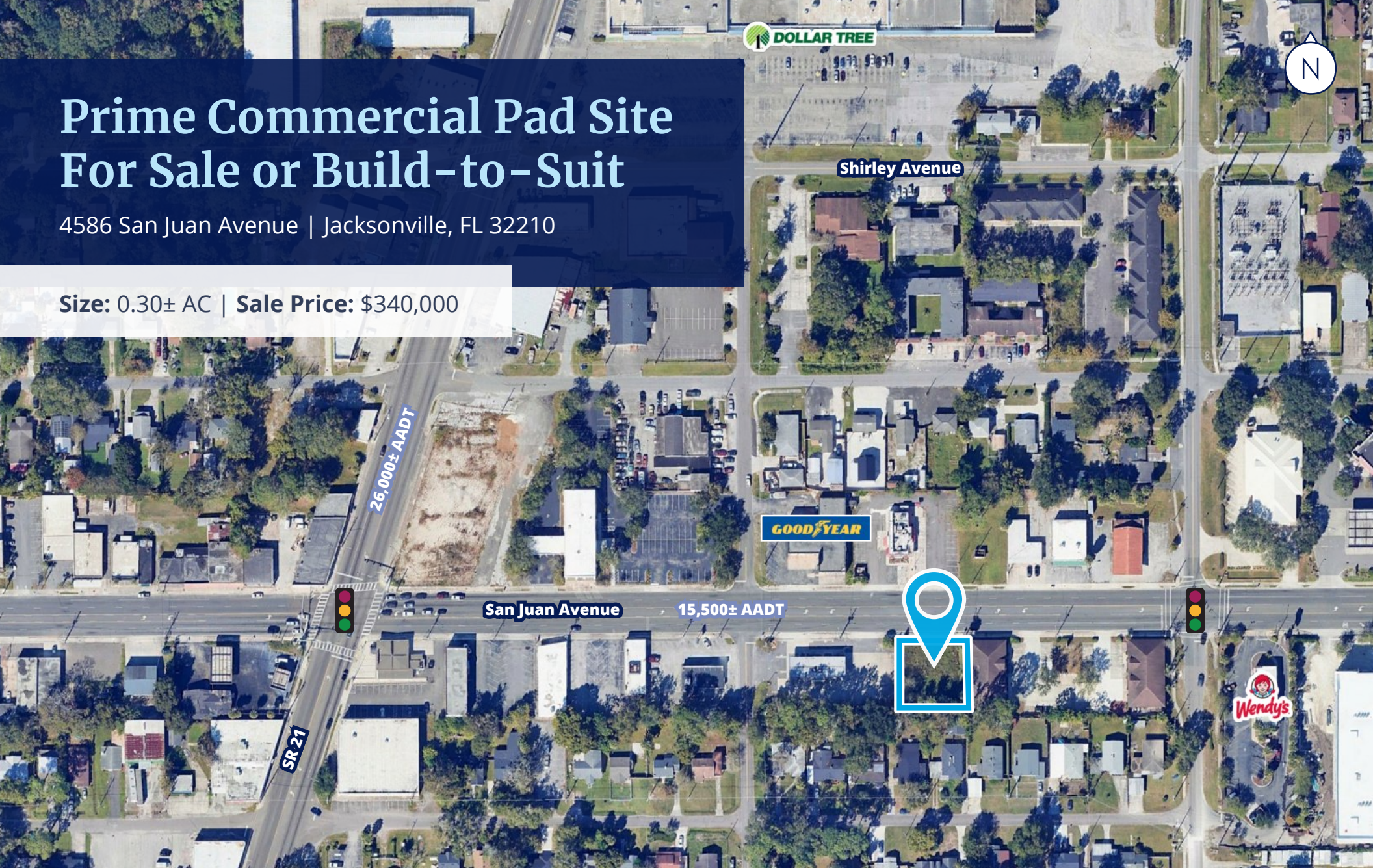


# Prime Commercial Pad Site For Sale or Build-to-Suit

4586 San Juan Avenue | Jacksonville, FL 32210

Size: 0.30± AC | Sale Price: \$340,000



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# Property Details

This 0.30± acre commercial pad site offers a prime development opportunity in one of Jacksonville's active commercial corridors. Ideally positioned next to a new Avis/Budget car rental facility currently under construction, the property benefits from increased traffic generation, strong visibility and excellent accessibility.

With its strategic location and flexible development options, this site is well-suited for a variety of commercial uses and presents an outstanding opportunity for investors, developers or owner-users seeking to establish a strong presence in a high-demand area. This site represents a rare opportunity to secure a highly visible, development-ready parcel in a growing Jacksonville submarket with strong commercial momentum.

## Key Highlights:

**For Sale:** \$340,000 or Build-to-Suit Opportunity

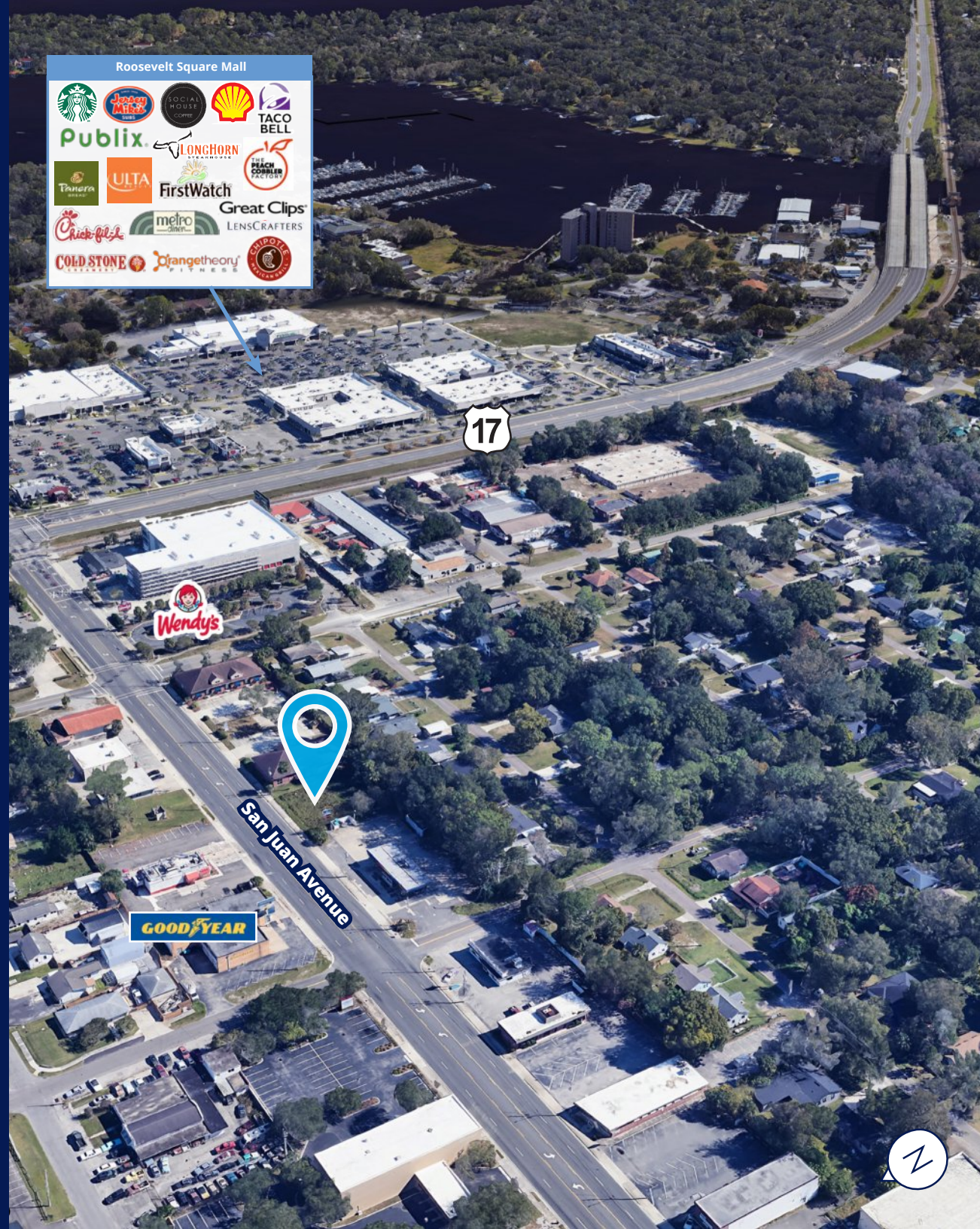
**Size:** 0.30± Acres

**Ideal Uses:** Quick-service restaurant (QSR), coffee concept, quick lube or retail

**Strategic Location:** Positioned along a high-traffic corridor with strong consumer demand

**Visibility & Access:** Excellent frontage and convenient ingress/egress

**Surrounding Area:** Located among national retailers and thriving local businesses







# Trade Aerial



AAVT: 131,500±

**West Side Plaza**

**Normandy Village**

Murray Hill

**Historic Avondale**

**Cassat**

Cassat Avenue || AAVT: 17,100±



FSCJ Kent Campus

**Roosevelt Square Associates**

Roosevelt Boulevard || AAVT: 40,000±

**Roosevelt Square Mall**

Hyde Park Golf Club

San Juan Ave || AAVT: 15,500±

Blanding Boulevard



**San Juan**

AAVT: 26,500±

St. Johns River





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## 2025 Demographics

Source: ESRI Business Analyst, 2025



### Population

1 Mi		8,580
3 Mi		75,753
5 Mi		178,984



### Average HH Income

1 Mi		\$107,022
3 Mi		\$95,984
5 Mi		\$88,417



### Households

1 Mi		4,009
3 Mi		33,488
5 Mi		74,814



### Daytime Population

1 Mi		11,592
3 Mi		76,835
5 Mi		222,784

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