



2310 Edison Avenue

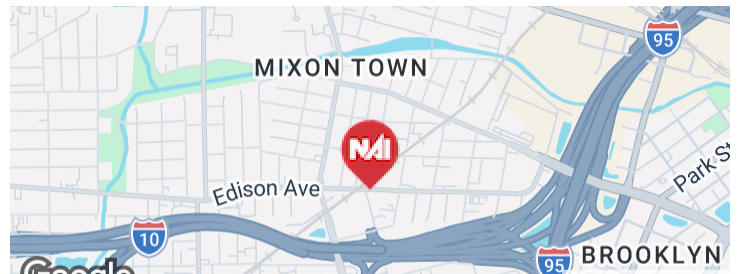
Jacksonville, Florida 32204

Property Highlights

- Historic 1919 all-brick building ready for adaptive reuse
- ±4,662 SF two-story structure with timeless character
- CCG-2 zoning allows a variety of commercial uses
- Excellent redevelopment opportunity for investors or owner-users
- Minutes from Downtown at the I-10/I-95 interchange

Property Overview

Unlock the potential of this historic 1919 brick building, offering ±4,662 square feet across two stories at the corner of Edison Avenue and Osceola Street. With its original masonry construction, distinctive architectural character, and flexible CCG-2 zoning, the property presents an exceptional opportunity for a creative office, studio, retail, mixed-use, or live/work redevelopment. Conveniently located just northwest of the I-10 and I-95 interchange, the site provides outstanding accessibility to Downtown Jacksonville and the surrounding metropolitan area.



Offering Summary

Sale Price:	\$300,000
Building Size:	4,662 SF
Lot Size:	0.05 Acres
Zoning:	CCG-2

For More Information



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For Sale

4,662 SF | \$300,000

Adaptive Reuse



Images have been digitally enhanced to improve presentation and remove non-permanent elements.

For Sale

4,662 SF | \$300,000

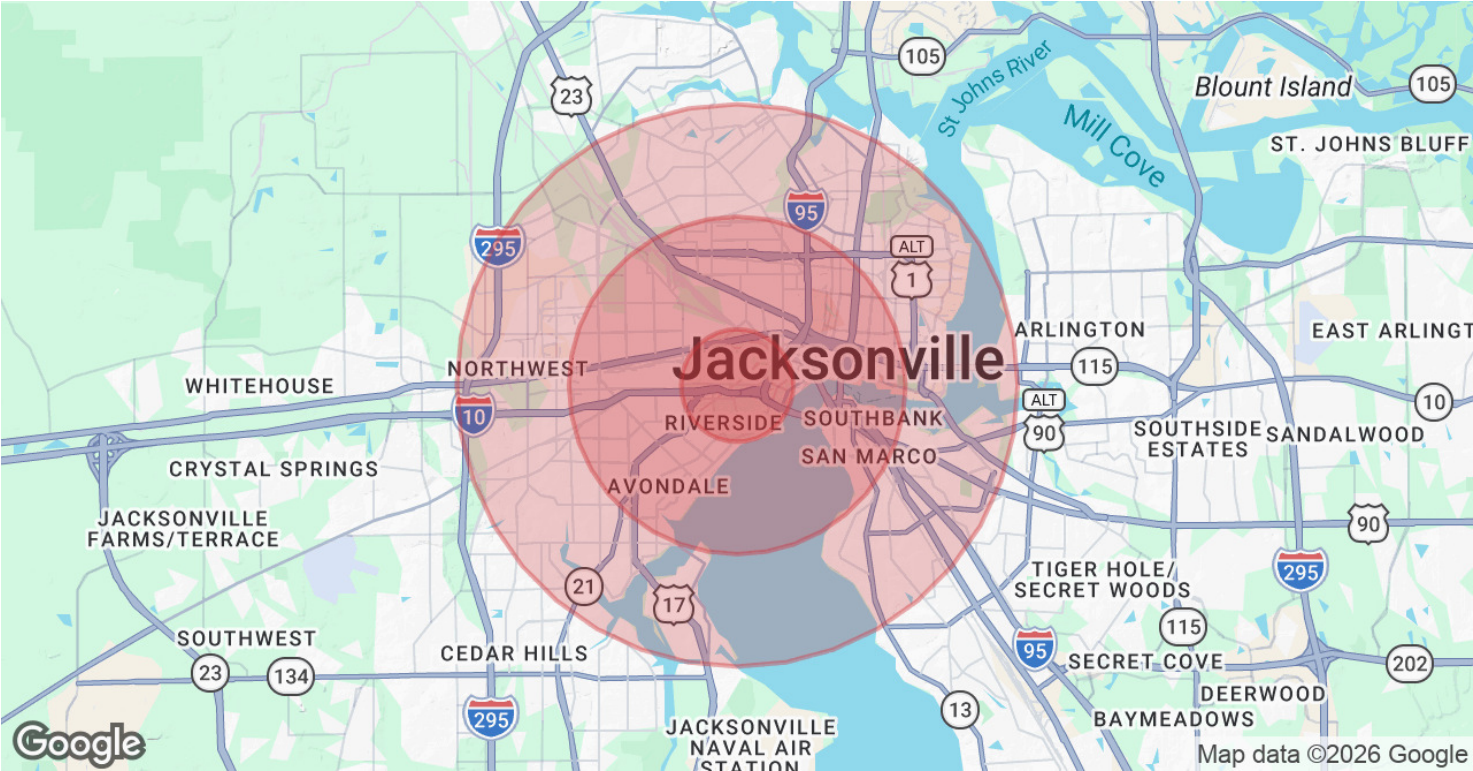
Adaptive Reuse



For Sale

4,662 SF | \$300,000

Adaptive Reuse



Population	1 Mile	3 Miles	5 Miles
Total Population	8,762	83,436	179,004
Average Age	41.2	38.2	38.6
Average Age (Male)	38.0	36.6	37.4
Average Age (Female)	43.2	40.3	39.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,383	38,206	78,848
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$74,430	\$75,480	\$75,346
Average House Value	\$256,090	\$286,558	\$267,972

2023 American Community Survey (ACS)

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