

# 0.7 AC Interstate-295 Pad Site at Atlantic Blvd

10531 Atlantic Blvd, Jacksonville, FL 32225



**0.7 AC available for Ground Lease**

### PROPERTY HIGHLIGHTS

- 0.7 AC development opportunity at the northeast corner of Interstate-295 and Atlantic Blvd
- Excellent visibility and exposure to 62,500 VPD (Atlantic Blvd)
- Full access from Atlantic Blvd to Jefferson Rd, full access into the site
- Pylon signage available
- Morning/breakfast side of the road
- Interstate visibility from I-295 (82,500 VPD)
- Zoning – CCG-2 (Commercial General Community)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population Density	8,830	85,507	220,438
Average HH Income	\$72,707	\$83,781	\$95,404

EXCLUSIVE AGENT  
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