

# EXECUTIVE SUMMARY

Former Gas Station C-Store • 12331 San Jose Blvd Jacksonville, FL 32223



## OFFERING SUMMARY

**Lease Rate:** Negotiable

**Lot Size:** 1.51 Acres

**Building Size:** 952 SF

**Zoning:** CCG-1

**Market:** Duval

**Submarket:** Jacksonville

## PROPERTY OVERVIEW

GROUND LEASE opportunity at this prominent property on San Jose Boulevard in Jacksonville, FL. Boasting a highly visible location with extensive frontage, this space offers unparalleled exposure for businesses seeking high visibility. With its strategic positioning and strong signage potential, this property presents an enticing prospect for businesses eager to establish a commanding presence in this sought-after area.

## LOCATION OVERVIEW

Location offers prime exposure to high traffic volumes and a vibrant retail landscape. Surrounded by established neighborhoods including Mandarin and the Southside, this area attracts a robust consumer base.

Located on corner of San Jose Blvd. at Paddle Creek Dr.

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70 W. Hibiscus Blvd.,

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# ADDITIONAL PHOTOS

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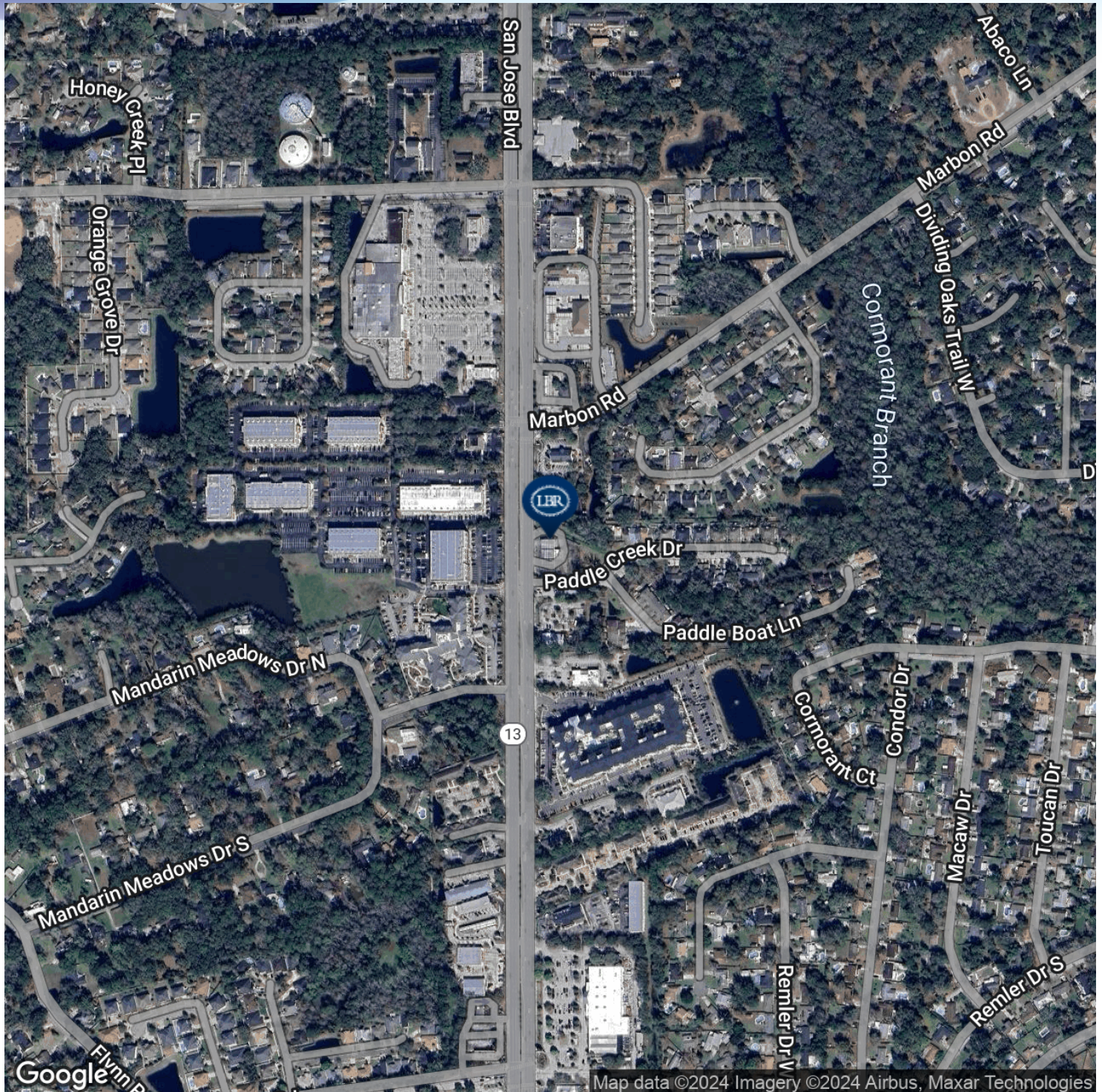
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# LOCATION MAP

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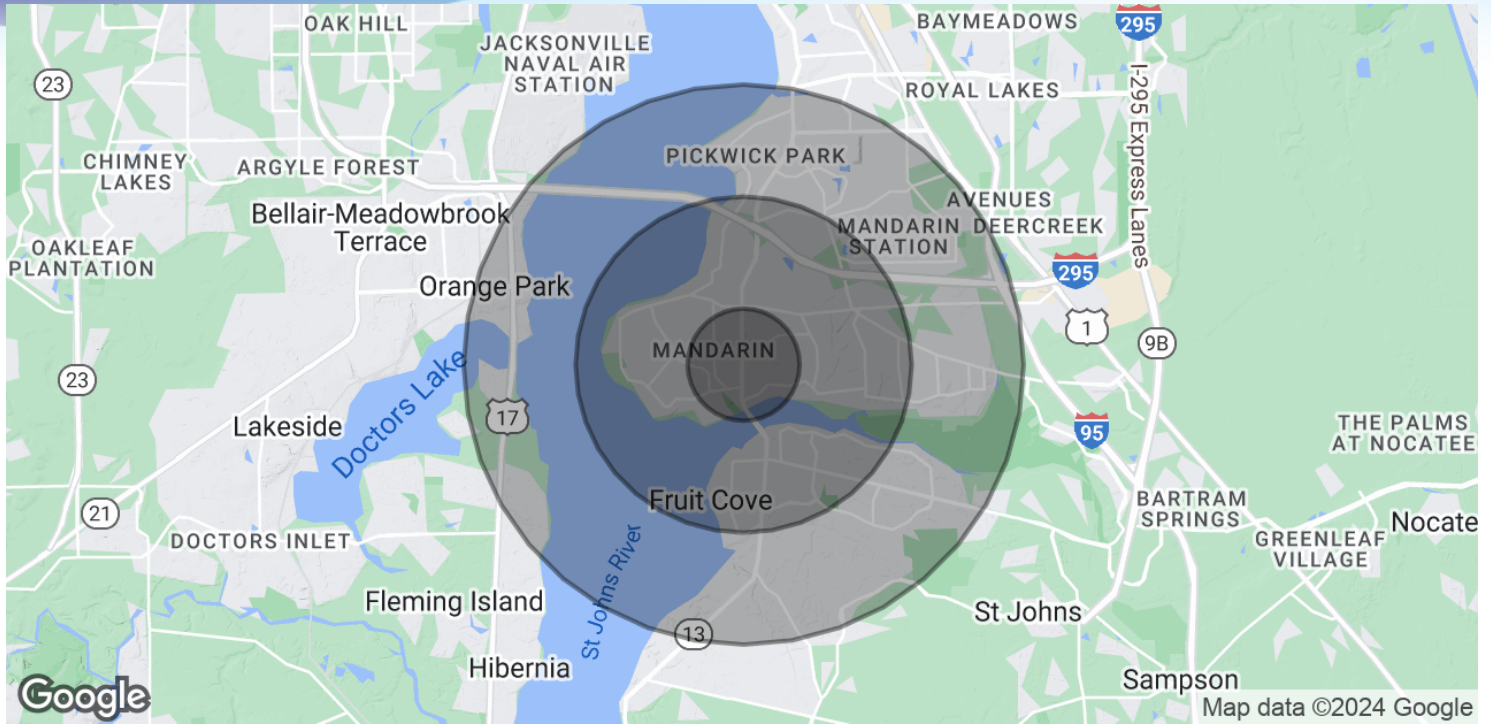
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,773	39,415	101,187
Average Age	45.2	41.2	39.4
Average Age (Male)	44.8	39.3	38.4
Average Age (Female)	45.6	43.1	40.8

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,368	14,985	38,225
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$119,119	\$93,025	\$91,938
Average House Value	\$344,608	\$342,949	\$329,976

2020 American Community Survey (ACS)

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