

FOR SALE

COMMERCIAL LAND IN GLEN ST. MARY, FL



2950 Halcyon Lane, Suite 702
Jacksonville, FL 32223

6974 E. Mount Vernon Street, Glen Saint Mary, FL 32040



OFFERING SUMMARY

Sale Price:	\$449,000
Building Size:	1,991 SF
Available SF:	
Lot Size:	0.62 Acres
Price / SF:	\$225.51
Zoning:	CG

PROPERTY OVERVIEW

This commercial corner lot of approximately .62 +/- acres is located in the heart of Glen St. Mary, FL. The CG zoning allows for most retail uses including restaurants, shopping centers, and service establishments. There is approximately 140 ft of frontage on Hwy 90. The traffic count is about 10,900 AADT. This property was formally an auto repair facility.

Please contact Amanda Kinkade for more details.

PROPERTY HIGHLIGHTS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	288	2,915	5,265
Total Population	711	7,321	13,782
Average HH Income	\$65,625	\$69,465	\$71,839

PRESENTED BY:

AMANDA KINKADE

904.635.6376

amanda@kinkadecommercial.com

EXECUTIVE SUMMARY

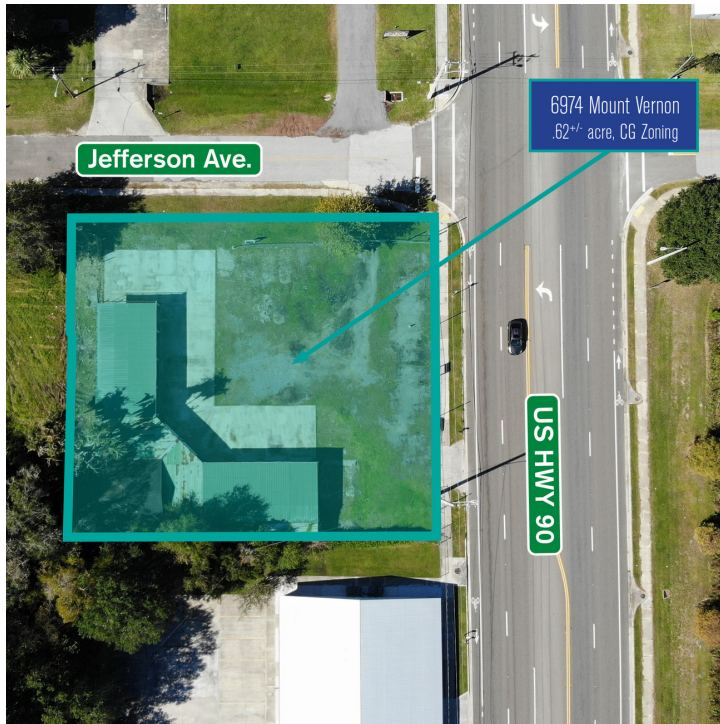
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ADDITIONAL PHOTOS

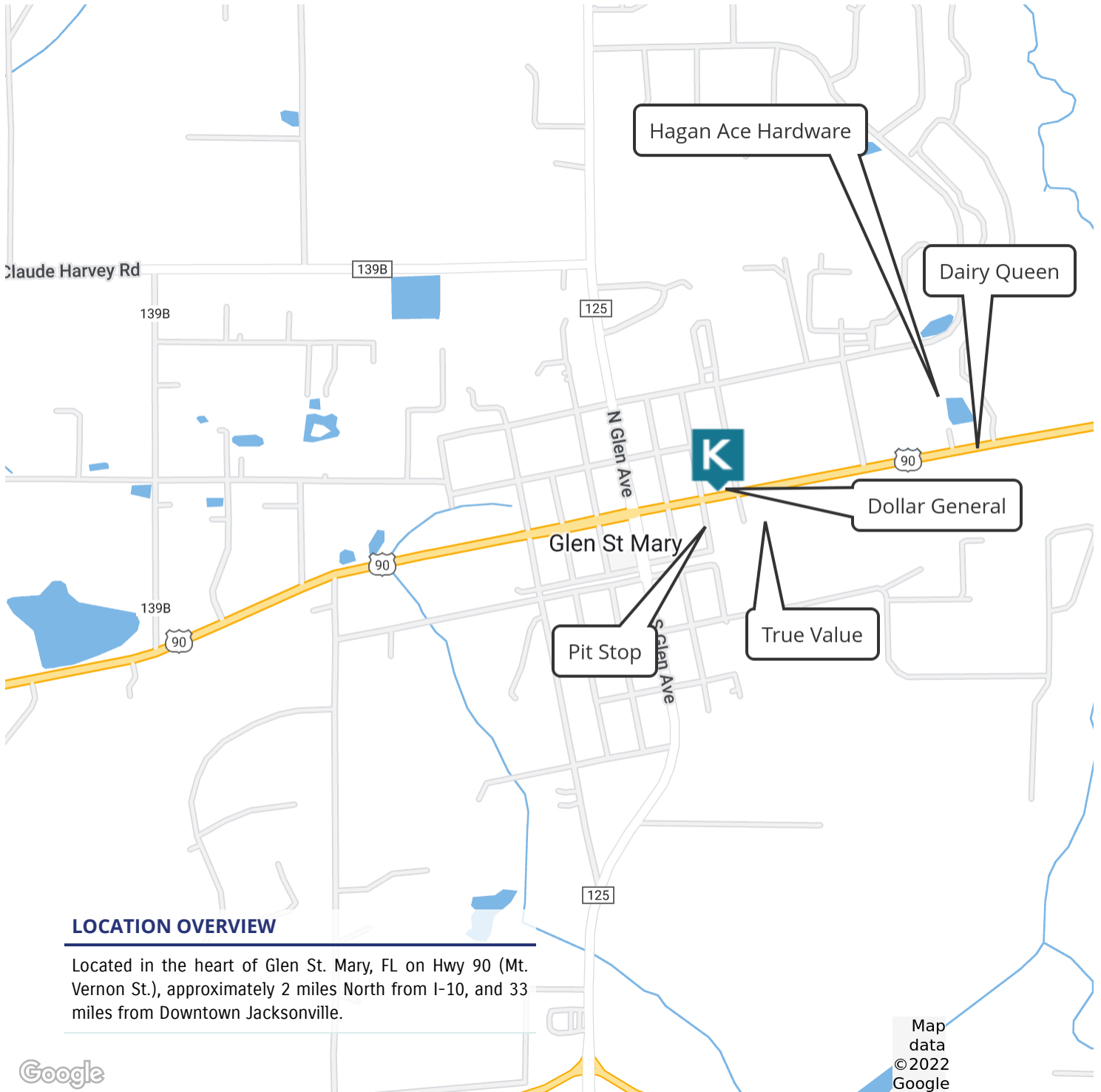
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LOCATION OVERVIEW

Located in the heart of Glen St. Mary, FL on Hwy 90 (Mt. Vernon St.), approximately 2 miles North from I-10, and 33 miles from Downtown Jacksonville.

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LOCATION MAP

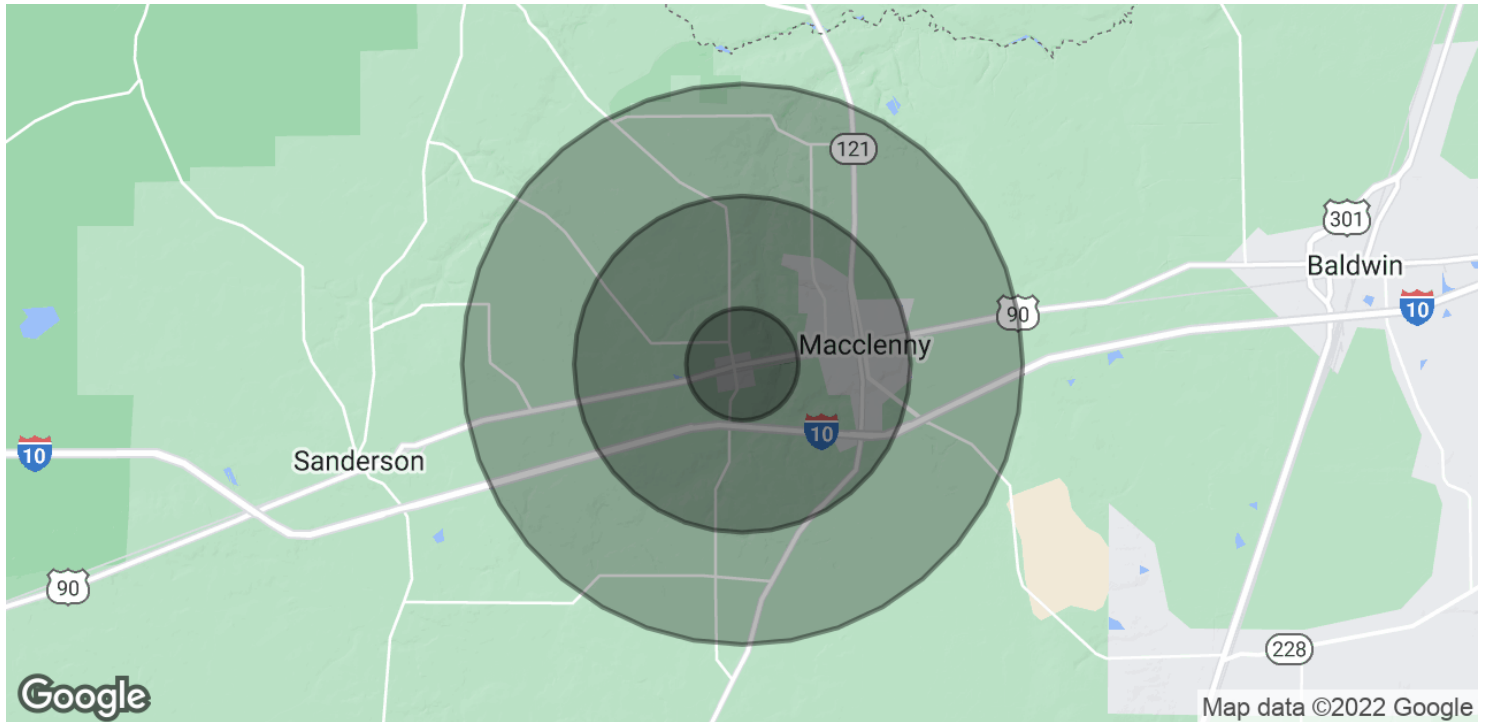
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	711	7,321	13,782
Average Age	44.6	40.9	39.9
Average Age (Male)	41.8	37.3	36.8
Average Age (Female)	49.5	45.0	43.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	288	2,915	5,265
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$65,625	\$69,465	\$71,839
Average House Value	\$123,982	\$132,414	\$154,164

* Demographic data derived from 2020 ACS - US Census

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DEMOGRAPHICS MAP & REPORT