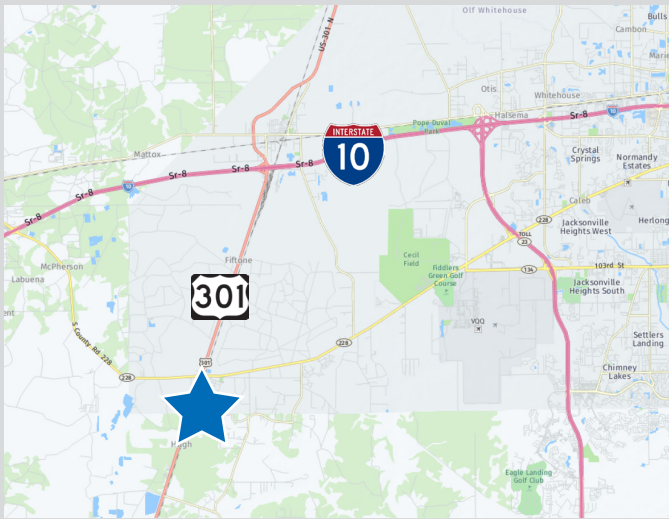


# 8781 US HWY-301

JACKSONVILLE, FL | 32234



## ±12 ACRES AVAILABLE - FOR LEASE



- Over 1,700 feet of direct frontage on Highway 301 with traffic counts of 25,000 cars per day
- Zoned CCG-2, allowing for a variety of uses including commercial retail sales, truck sales, boat sales, mobile home sales, truck parking, boatyard, personal storage, hotel, light manufacturing, and plant nursery
- Median curb cut with left turn access
- Utilities on site and retention pond in place
- Located in a high growth area to include future residential and commercial developments

For further information, please contact our exclusive agent:

**Bryan Bartlett, SIOR** Senior VP / Principal  
[bbartlett@phoenixrealty.net](mailto:bbartlett@phoenixrealty.net)  SIOR

Newmark Phoenix Realty Group, Inc.  
904.399.5222  
10739 Deerwood Park Blvd. #310  
Jacksonville, FL 32256

[www.phoenixrealty.net](http://www.phoenixrealty.net)

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

**For Lease:**

**\$5,500/Month Gross + FL Sales Tax**

**NEWMARK**  
PHOENIX REALTY GROUP

# Aerials

8781 US Hwy-301 | Jacksonville, FL | 32234

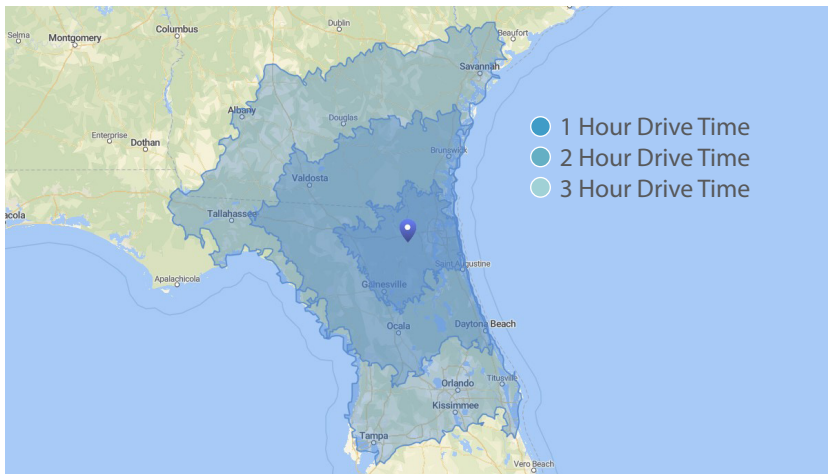


**NEWMARK**  
PHOENIX REALTY GROUP

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# Location Map

8781 US Hwy-301 | Jacksonville, FL | 32234



Point of Interest	Time	Miles
 <b>I-295</b>	21 min	20
 <b>I-95</b>	29 min	27
 <b>I-10</b>	7 min	6.5
 <b>Jax International Airport</b>	37 min	35
 <b>JaxPort</b>	48 min	41
 <b>Northfolk Southern</b>	25 min	18

## NEWMARK PHOENIX REALTY GROUP

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