

SALE

CORNER GAS STATION IN JACKSONVILLE FLORIDA

6409 San Juan Ave Jacksonville, FL 32210

SALE PRICE

\$1,100,000



COLDWELL BANKER
COMMERCIAL
REALTY

Hank Dajani

Senior Commercial Sales Associate

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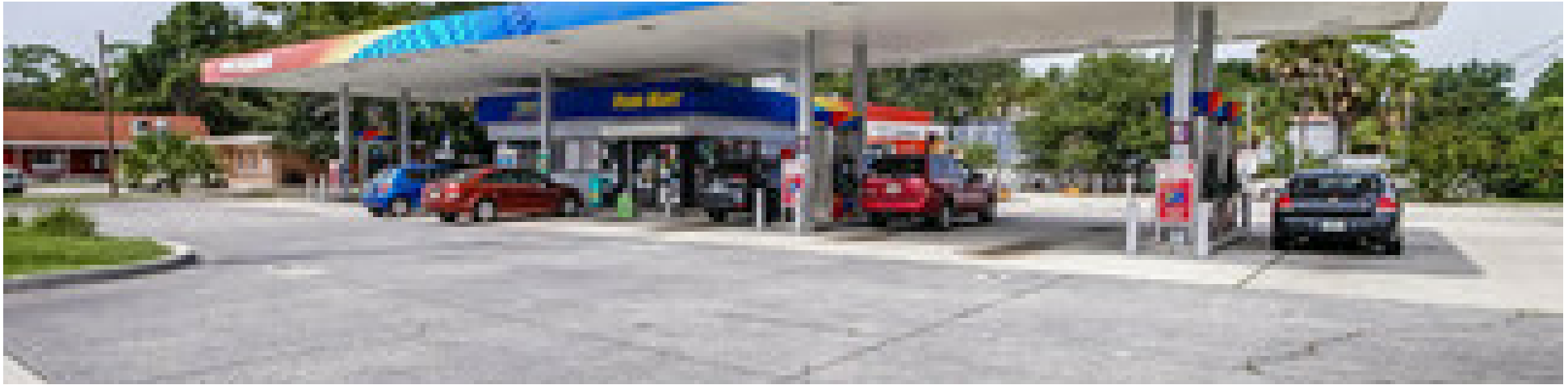
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CORNER GAS STATION IN JACKSONVILLE FLORIDA

6409 San Juan Ave Jacksonville, FL 32210



PROPERTY DESCRIPTION

Well Established Gas Station in Jacksonville, Florida

PROPERTY HIGHLIGHTS

- Large C-Store
- 153 Road Frontage
- Corner Lot
- 8 Dispensers

OFFERING SUMMARY

Sale Price:	\$1,100,000
Number of Units:	1
Lot Size:	1,117,531,800 SF
Building Size:	5,785 SF
Zoning:	CCG-1
APN:	011877 0000

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	6,017	74,237	217,060
Total Population	11.870	166.958	496.213

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PROPERTY DESCRIPTION

Well Established Gas Station in Jacksonville, Florida

LOCATION DESCRIPTION

153 Road Frontage on San Juan Ave

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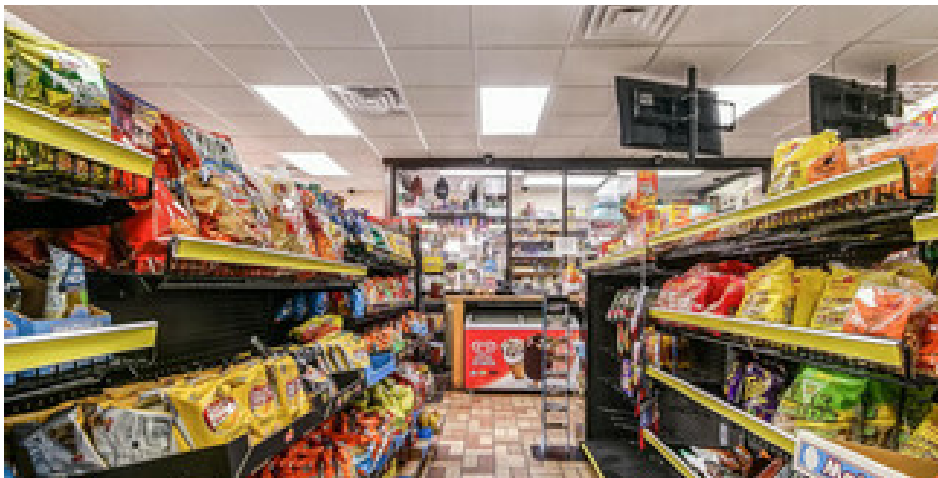
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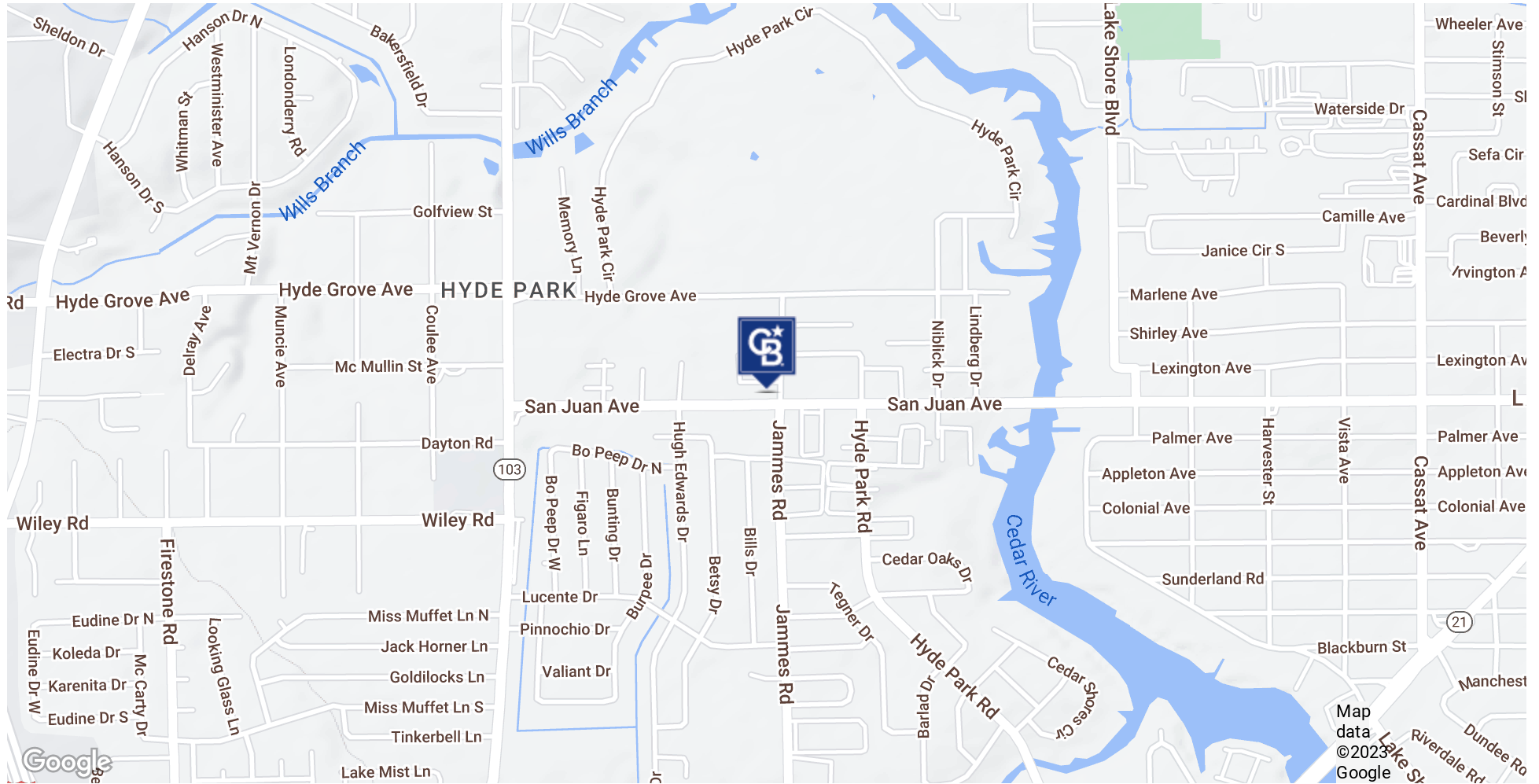


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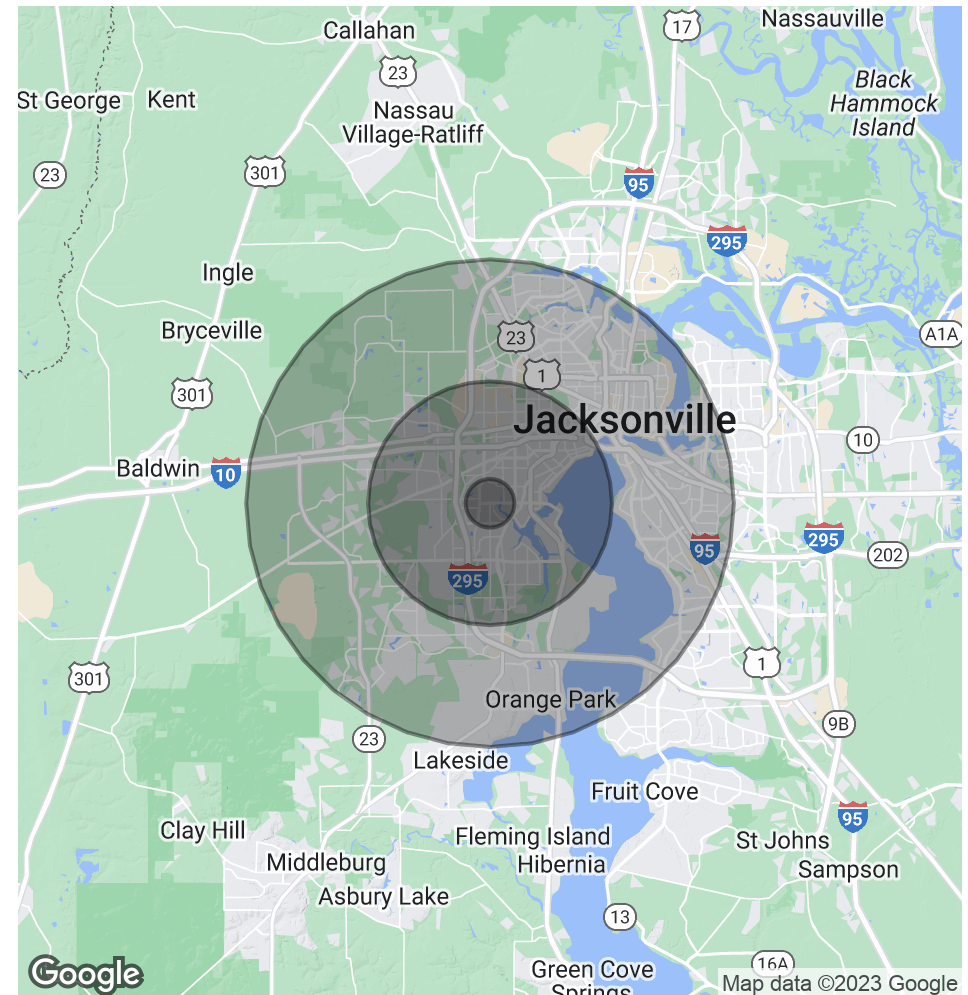
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	11,870	166,958	496,213
Average Age	36.2	37.2	38
Average Age (Male)	37.5	36	36.1
Average Age (Female)	35.1	38.5	39.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,017	74,237	217,060
# of Persons per HH	2	2.2	2.3
Average HH Income	\$54,868	\$61,262	\$60,943
Average House Value	\$113,596	\$192,083	\$174,450

* Demographic data derived from 2020 ACS - US Census



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