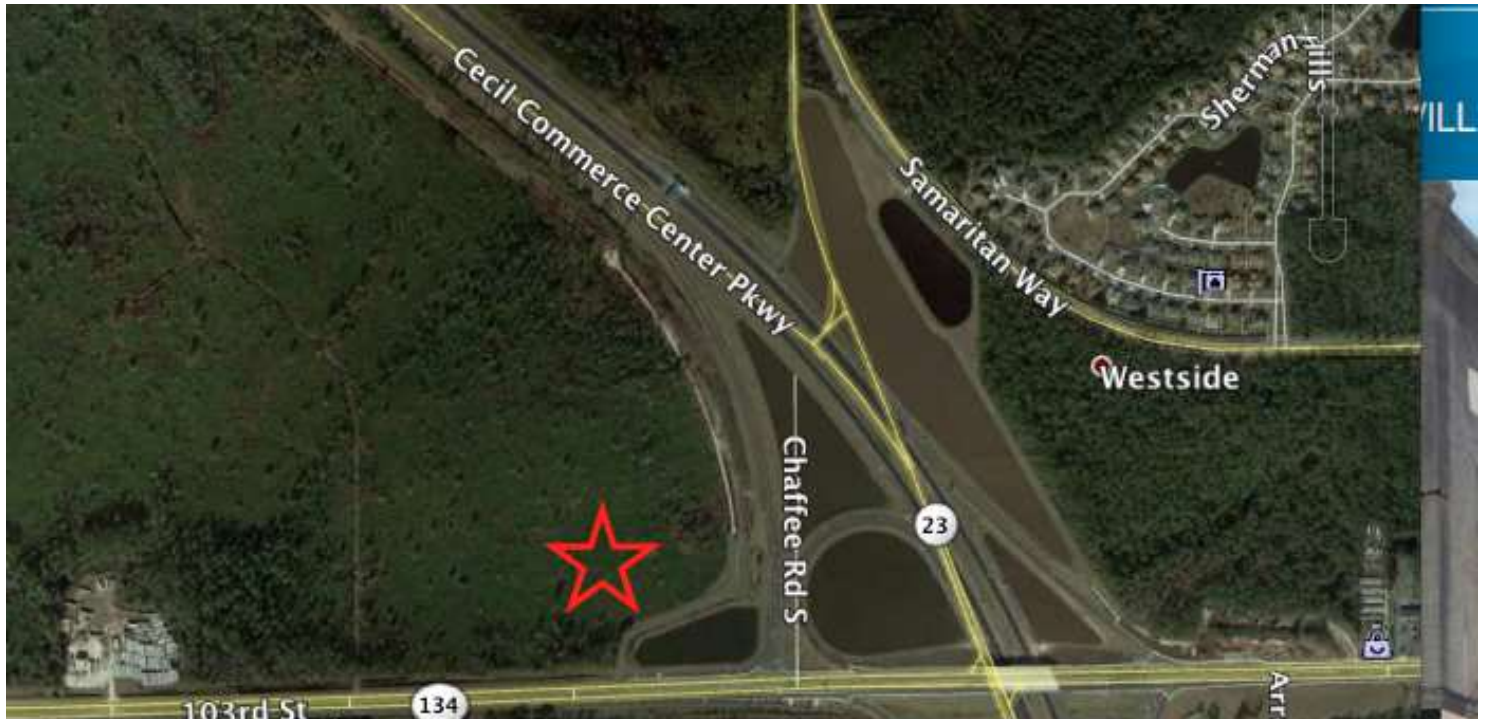


# COMMERCIAL INTENSIVE LAND

RETAIL LAND NEAR CECIL COMMERCE CENTER AT FIRST COAST EXPWY

Kahle Commercial Group

103rd St. At SR 23, Jacksonville, FL 32221



## PROPERTY DESCRIPTION

Excellent Retail location with interstate visibility from North & South; Excessive Commercial Growth area w/Cecil Commerce Park, Amazon, Wayfair, Cecil Air & Spaceports, Boeing, FedEx, Jacksonville Equestrian Center, Jacksonville Fairgrounds, Bridgestone, Saft, Jinko, GE Oil & over 600k sf under construction within 1 mile radius; 2nd segment of FCE will open this summer to Hwy 17 in GCS

## PROPERTY HIGHLIGHTS

- Owner will subdivide at \$600,000/acre
- Water & Sewer at the front of the property on 103rd St
- Interstate Retail Location
- 1.5 Acre - 5.6 Acre sites available
- Median Cut @ service road for access East & West

## OFFERING SUMMARY

Sale Price:	\$3,100,000
Lot Size:	5.6 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	490	4,984	22,137
Total Population	1,360	13,904	63,888
Average HH Income	\$58,844	\$59,023	\$60,712

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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**KAHLE COMMERCIAL GROUP**  
2821 Bolton Rd.  
Suite A  
Orange Park, FL 32073

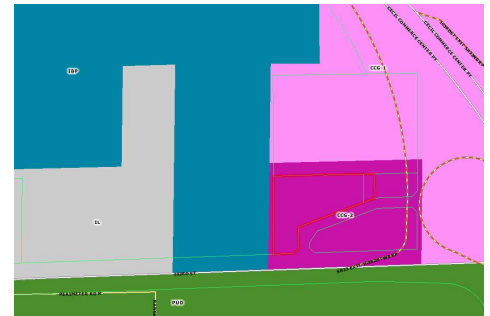
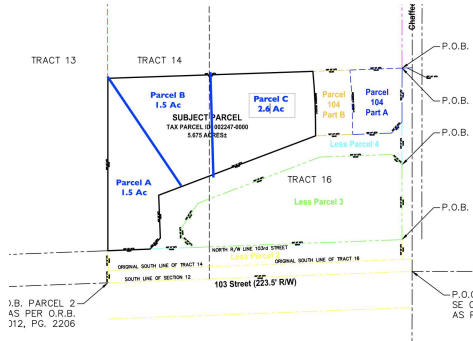
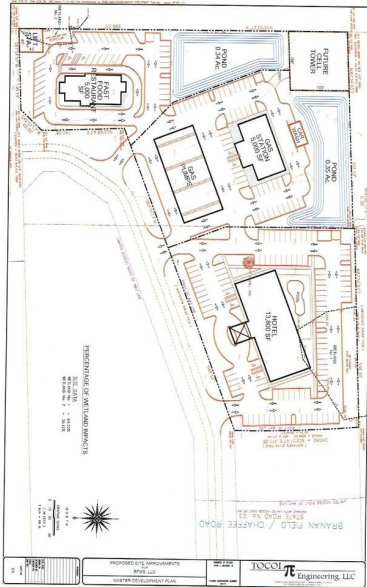
Each Office Independently Owned and Operated [kahlecommercialgroup.com](http://kahlecommercialgroup.com)

# COMMERCIAL INTENSIVE LAND

RETAIL LAND NEAR CECIL COMMERCE CENTER AT FIRST COAST EXPWY

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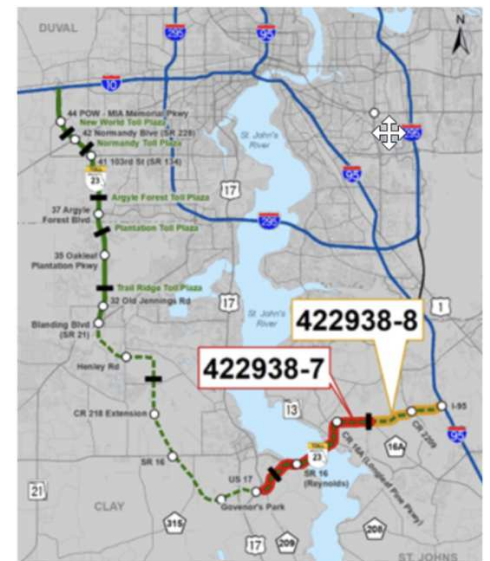
103rd St. At SR 23, Jacksonville, FL 32221



The First Coast Expressway (FCE, SR 23) is a multi-lane, limited access toll road that, once completed, will cross parts of Duval, Clay and St. Johns counties. Expressway traffic will pass through electronic toll gantries without stopping. The gantries will contain an electronic system that will either detect the vehicle's SunPass transponder device or scan the vehicle's license plate for a toll-by-date device in the rear. The total length of the proposed roadway is approximately 46 miles. The FCE will reduce congestion on other major roadways in the region. Important not only for daily commuters but also critically important during times of storm-related evacuation. Toll collection on the First Coast Expressway began in July 2019.

For questions or information regarding SunPass transponder registration, SunPass accounts or toll invoices, please contact SunPass at [SunPass.com](http://SunPass.com) or 1-888-660-5355.

List of Projects	About	Schedule	Documents	FAQ
<b>FCE Segment 1</b>				
FCE South Project (Blending Blvd to North of Anglin Blvd)		Summer 2019		
FCE North Project (North of Anglin Blvd to I-10)		Summer 2019		
FCE Extension Project (I-10 to Steiner Street/US 90)		Summer 2018		
<b>FCE Segment 2</b>				
FCE North (Blending Blvd. in Middleburg to North of SR 16 in Green Cove Springs)		Start Date: March 2019	Est. Completion Date: 2020	
FCE South (North of SR 16 to South of U.S. 17 by river in Green Cove Springs)		Start Date: April 2019	Est. Completion Date: 2020	
<b>FCE Segment 3</b>				
New bridge over St. Johns River		Est. Start Date: Early 2023	Est. Completion Date: 2025	
New roadway from east of the County Road 16A Spur to County Road 2009 in St. Johns County		Start Date: Late 2024	Est. Completion Date: Early 2026	
New roadway from County Road 2009 to I-95 in St. Johns County		Start Date: Fall 2025	Est. Completion Date: Late 2027	



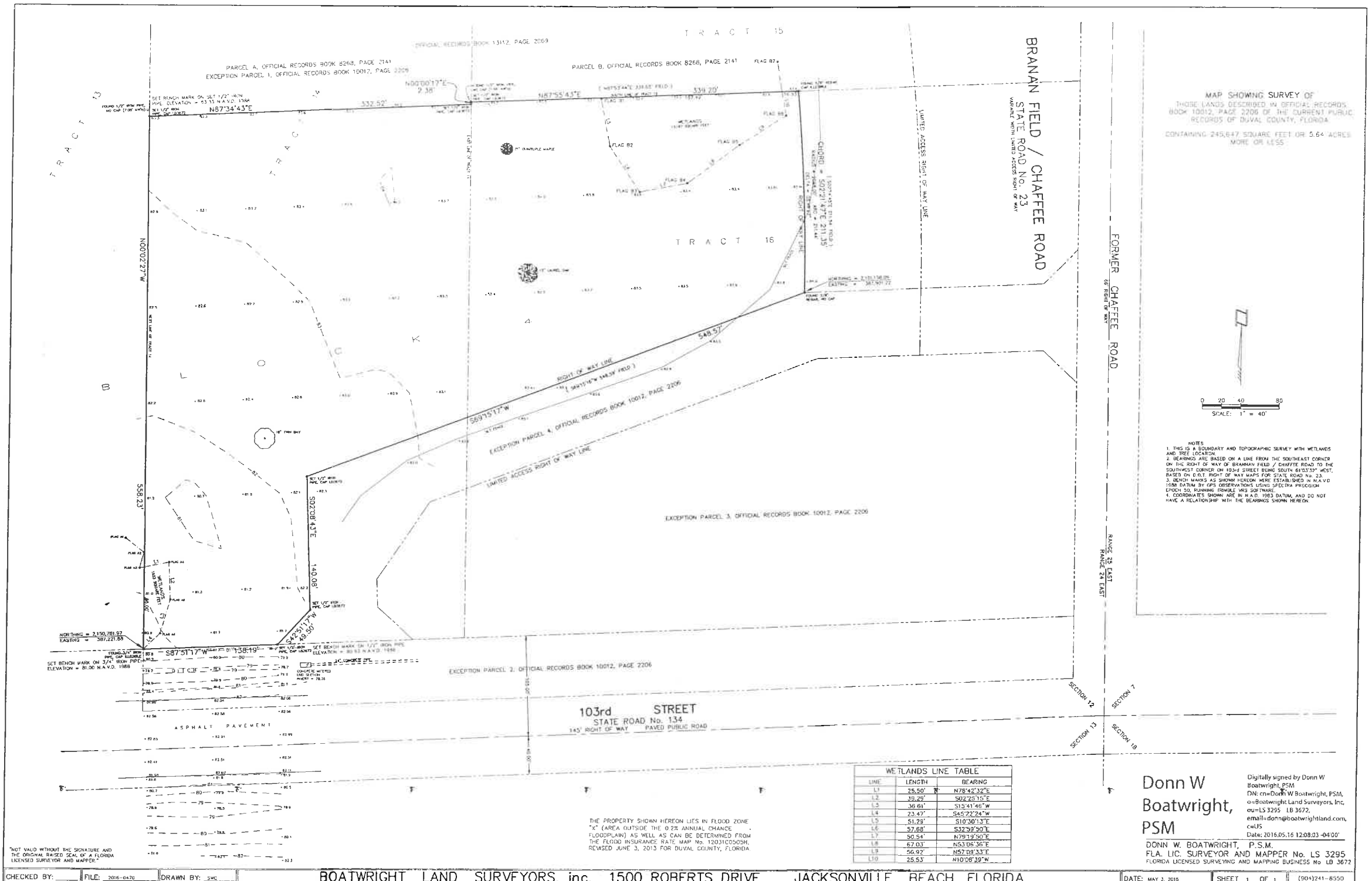
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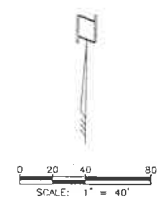
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MAP SHOWING SURVEY OF  
THOSE LANDS DESCRIBED IN OFFICIAL RECORDS  
BOOK 10012, PAGE 2206 OF THE CURRENT PUBLIC  
RECORDS OF DUVAL COUNTY, FLORIDA.  
CONTAINING 245,847 SQUARE FEET OR 5.64 ACRES  
MORE OR LESS



- NOTES
1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY WITH WETLANDS AND TREE LOCATION.
  2. BEARINGS ARE BASED ON A LINE FROM THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF BRANNAN FIELD / CHAFFEE ROAD TO THE SOUTHWEST CORNER OF 103rd STREET BEING SOUTH 81°03'32" WEST, BASED ON D.T.T. RIGHT OF WAY MAPS FOR STATE ROAD NO. 23.
  3. BENCH MARKS AS SHOWN HEREON WERE ESTABLISHED IN N.A.S.D. 1988 DATUM BY GPS OBSERVATIONS USING SPECTRA PRECISION LENGTH 50' RUNNING DOUBLE WIS 50' TAPES.
  4. COORDINATES SHOWN ARE IN N.A.S.D. 1983 DATUM, AND DO NOT HAVE A RELATIONSHIP WITH THE BEARINGS SHOWN HEREON.

WETLANDS LINE TABLE		
LINE	LENGTH	BEARING
L1	25.50'	N78°42'32"E
L2	39.29'	S02°26'15"E
L3	36.61'	S15°41'46"W
L4	23.47'	S45°22'24"W
L5	51.28'	S10°30'3"E
L6	57.68'	S32°38'50"E
L7	50.54'	N79°19'50"E
L8	67.03'	N63°06'36"E
L9	56.92'	N57°08'33"E
L10	25.53'	N10°08'39"W

Donn W  
Boatwright,  
PSM

Digitally signed by Donn W  
Boatwright, PSM  
DN: cn=Donn W Boatwright, PSM,  
o=Boatwright Land Surveyors, Inc.,  
ou=LS 3295 LB 3672,  
email=donn@boatwrightland.com,  
c=US  
Date: 2016.05.16 12:08:03 -0400

DONN W. BOATWRIGHT, P.S.M.  
FLA. LIC. SURVEYOR AND MAPPER No. LS 3295  
FLORIDA LICENSED SURVEYING AND MAPPING BUSINESS No. LB 3672

# Business Summary

13129-13529 103rd St  
13531-13531 103rd St, Jacksonville, Florida, 32221  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 30.24695  
Longitude: -81.85142

Data for all businesses in area	1 mile				3 miles				5 miles			
Total Businesses:	21				406				1,454			
Total Employees:	143				3,852				11,562			
Total Population:	775				28,313				104,165			
Employee/Population Ratio (per 100 Residents)	18.5				13.6				11.1			
by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%	3	0.7%	6	0.2%	5	0.3%	10	0.1%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Utilities	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.1%	3	0.0%
Construction	3	14.3%	12	8.4%	41	10.1%	246	6.4%	143	9.8%	748	6.5%
Building Construction	1	4.8%	3	2.1%	19	4.7%	63	1.6%	61	4.2%	197	1.7%
Heavy/Civil Eng Construction	0	0.0%	2	1.4%	4	1.0%	44	1.1%	9	0.6%	76	0.7%
Specialty Trade Contractor	1	4.8%	6	4.2%	18	4.4%	140	3.6%	73	5.0%	475	4.1%
Manufacturing	0	0.0%	1	0.7%	8	2.0%	322	8.4%	27	1.9%	569	4.9%
Wholesale Trade	0	0.0%	0	0.0%	9	2.2%	427	11.1%	24	1.6%	622	5.4%
Durable Goods	0	0.0%	0	0.0%	8	2.0%	420	10.9%	20	1.4%	586	5.1%
Nondurable Goods	0	0.0%	0	0.0%	1	0.3%	7	0.2%	4	0.3%	36	0.3%
Trade Broker	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Retail Trade	2	9.5%	11	7.7%	51	12.6%	413	10.7%	202	13.9%	1,652	14.3%
Motor Vehicle & Parts Dealers	1	4.8%	6	4.2%	9	2.2%	43	1.1%	33	2.3%	149	1.3%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%	1	0.3%	6	0.2%	3	0.2%	22	0.2%
Electronics & Appliance Stores	0	0.0%	0	0.0%	1	0.3%	3	0.1%	7	0.5%	16	0.1%
Building Material & Garden Equipment & Supplies Dealers	0	0.0%	0	0.0%	1	0.3%	39	1.0%	10	0.7%	156	1.4%
Food & Beverage Stores	0	0.0%	1	0.7%	11	2.7%	106	2.8%	43	3.0%	498	4.3%
Health & Personal Care Stores	0	0.0%	0	0.0%	7	1.7%	43	1.1%	20	1.4%	194	1.7%
Gasoline Stations & Fuel Dealers	0	0.0%	0	0.0%	0	0.0%	2	0.1%	9	0.6%	55	0.5%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	0	0.0%	1	0.7%	6	1.5%	25	0.7%	24	1.6%	89	0.8%
Sporting Goods, Hobby, Book, & Music Stores	0	0.0%	0	0.0%	9	2.2%	45	1.2%	23	1.6%	116	1.0%
General Merchandise Stores	0	0.0%	3	2.1%	7	1.7%	101	2.6%	29	2.0%	355	3.1%
Transportation & Warehousing	2	9.5%	14	9.8%	23	5.7%	197	5.1%	75	5.2%	449	3.9%
Truck Transportation	1	4.8%	11	7.7%	13	3.2%	98	2.5%	42	2.9%	225	1.9%
Information	0	0.0%	7	4.9%	7	1.7%	57	1.5%	21	1.4%	123	1.1%
Finance & Insurance	0	0.0%	1	0.7%	9	2.2%	49	1.3%	34	2.3%	185	1.6%
Central Bank/Credit Intermediation & Related Activities	0	0.0%	0	0.0%	2	0.5%	16	0.4%	14	1.0%	90	0.8%
Securities & Commodity Contracts	0	0.0%	1	0.7%	4	1.0%	25	0.7%	11	0.8%	70	0.6%
Funds, Trusts & Other Financial Vehicles	0	0.0%	0	0.0%	3	0.7%	7	0.2%	9	0.6%	26	0.2%
Real Estate, Rental & Leasing	1	4.8%	3	2.1%	30	7.4%	178	4.6%	79	5.4%	462	4.0%
Professional, Scientific & Tech Services	2	9.5%	9	6.3%	36	8.9%	302	7.8%	126	8.7%	888	7.7%
Legal Services	0	0.0%	0	0.0%	1	0.3%	3	0.1%	7	0.5%	17	0.1%
Management of Companies & Enterprises	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	0.2%	8	0.1%
Administrative, Support & Waste Management Services	1	4.8%	5	3.5%	24	5.9%	117	3.0%	77	5.3%	304	2.6%
Educational Services	1	4.8%	48	33.6%	15	3.7%	462	12.0%	38	2.6%	1,420	12.3%

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**Date Note:** Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

July 07, 2025



# Business Summary

13129-13529 103rd St  
 13531-13531 103rd St, Jacksonville, Florida, 32221  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 30.24695  
 Longitude: -81.85142

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Health Care & Social Assistance	0	0.0%	0	0.0%	20	4.9%	128	3.3%	88	6.0%	778	6.7%
Ambulatory Health Care	0	0.0%	0	0.0%	11	2.7%	58	1.5%	50	3.4%	344	3.0%
Hospital	0	0.0%	0	0.0%	1	0.3%	30	0.8%	4	0.3%	149	1.3%
Nursing/Residential Care	0	0.0%	0	0.0%	0	0.0%	1	0.0%	3	0.2%	34	0.3%
Social Assistance	0	0.0%	0	0.0%	8	2.0%	39	1.0%	31	2.1%	250	2.2%
Arts, Entertainment & Recreation	0	0.0%	1	0.7%	9	2.2%	89	2.3%	28	1.9%	177	1.5%
Accommodation & Food Services	0	0.0%	1	0.7%	23	5.7%	345	9.0%	109	7.5%	1,762	15.2%
Accommodation	0	0.0%	0	0.0%	0	0.0%	0	0.0%	6	0.4%	88	0.8%
Food Services & Drinking Places	0	0.0%	1	0.7%	23	5.7%	345	9.0%	103	7.1%	1,673	14.5%
Other Services (except Public Administration)	4	19.1%	19	13.3%	61	15.0%	371	9.6%	224	15.4%	1,110	9.6%
Repair & Maintenance	2	9.5%	13	9.1%	14	3.5%	78	2.0%	45	3.1%	181	1.6%
Automotive Repair & Maintenance	1	4.8%	13	9.1%	10	2.5%	64	1.7%	30	2.1%	138	1.2%
Personal & Laundry Service	0	0.0%	1	0.7%	22	5.4%	71	1.8%	70	4.8%	239	2.1%
Civic and Other Orgs	2	9.5%	5	3.5%	24	5.9%	221	5.7%	109	7.5%	691	6.0%
Public Administration	0	0.0%	11	7.7%	4	1.0%	140	3.6%	10	0.7%	281	2.4%
Unclassified Establishments	3	14.3%	0	0.0%	33	8.1%	3	0.1%	140	9.6%	10	0.1%
Total	21	100.0%	143	100.0%	406	100.0%	3,852	100.0%	1,454	100.0%	11,562	100.0%

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July 07, 2025

# Business Summary

13129-13529 103rd St  
13531-13531 103rd St, Jacksonville, Florida, 32221  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 30.24695  
Longitude: -81.85142

by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	1	4.8%	5	3.5%	17	4.2%	58	1.5%	37	2.5%	137	1.2%
Construction	2	9.5%	9	6.3%	38	9.4%	224	5.8%	136	9.3%	715	6.2%
Manufacturing	0	0.0%	1	0.7%	9	2.2%	320	8.3%	22	1.5%	524	4.5%
Transportation	3	14.3%	15	10.5%	28	6.9%	259	6.7%	82	5.6%	550	4.8%
Communication	0	0.0%	6	4.2%	2	0.5%	31	0.8%	10	0.7%	62	0.5%
Utility	0	0.0%	0	0.0%	3	0.7%	20	0.5%	5	0.3%	36	0.3%
Wholesale Trade	0	0.0%	0	0.0%	9	2.2%	427	11.1%	24	1.6%	622	5.4%
Retail Trade Summary	2	9.5%	12	8.4%	75	18.5%	758	19.7%	312	21.5%	3,343	28.9%
Home Improvement	0	0.0%	0	0.0%	1	0.3%	39	1.0%	10	0.7%	157	1.4%
General Merchandise Stores	0	0.0%	3	2.1%	6	1.5%	98	2.5%	22	1.5%	338	2.9%
Food Stores	0	0.0%	1	0.7%	10	2.5%	120	3.1%	46	3.2%	585	5.1%
Auto Dealers & Gas Stations	1	4.8%	6	4.2%	9	2.2%	44	1.1%	42	2.9%	203	1.8%
Apparel & Accessory Stores	0	0.0%	1	0.7%	5	1.2%	23	0.6%	20	1.4%	79	0.7%
Furniture & Home Furnishings	0	0.0%	0	0.0%	2	0.5%	10	0.3%	14	1.0%	51	0.4%
Eating & Drinking Places	0	0.0%	1	0.7%	23	5.7%	333	8.6%	99	6.8%	1,607	13.9%
Miscellaneous Retail	0	0.0%	0	0.0%	18	4.4%	90	2.3%	60	4.1%	323	2.8%
Finance, Insurance, Real Estate Summary	1	4.8%	3	2.1%	31	7.6%	157	4.1%	97	6.7%	482	4.2%
Banks, Savings & Lending Institutions	0	0.0%	0	0.0%	2	0.5%	16	0.4%	13	0.9%	88	0.8%
Securities Brokers	0	0.0%	1	0.7%	4	1.0%	25	0.7%	11	0.8%	70	0.6%
Insurance Carriers & Agents	0	0.0%	0	0.0%	3	0.7%	7	0.2%	9	0.6%	26	0.2%
Real Estate, Holding, Other Investment Offices	1	4.8%	3	2.1%	22	5.4%	109	2.8%	64	4.4%	299	2.6%
Services Summary	8	38.1%	80	55.9%	156	38.4%	1,455	37.8%	579	39.8%	4,799	41.5%
Hotels & Lodging	0	0.0%	0	0.0%	0	0.0%	0	0.0%	6	0.4%	88	0.8%
Automotive Services	2	9.5%	13	9.1%	13	3.2%	75	1.9%	45	3.1%	200	1.7%
Movies & Amusements	0	0.0%	1	0.7%	12	3.0%	99	2.6%	30	2.1%	186	1.6%
Health Services	0	0.0%	0	0.0%	12	3.0%	88	2.3%	52	3.6%	488	4.2%
Legal Services	0	0.0%	0	0.0%	1	0.3%	1	0.0%	4	0.3%	10	0.1%
Education Institutions & Libraries	1	4.8%	48	33.6%	13	3.2%	471	12.2%	36	2.5%	1,435	12.4%
Other Services	5	23.8%	19	13.3%	104	25.6%	721	18.7%	405	27.9%	2,391	20.7%
Government	0	0.0%	11	7.7%	4	1.0%	140	3.6%	10	0.7%	281	2.4%
Unclassified Establishments	3	14.3%	0	7.7%	33	8.1%	3	3.6%	140	9.6%	10	2.4%
Totals	21	100.0%	143	100.0%	406	100.0%	3,852	100.0%	1,454	100.0%	11,562	100.0%

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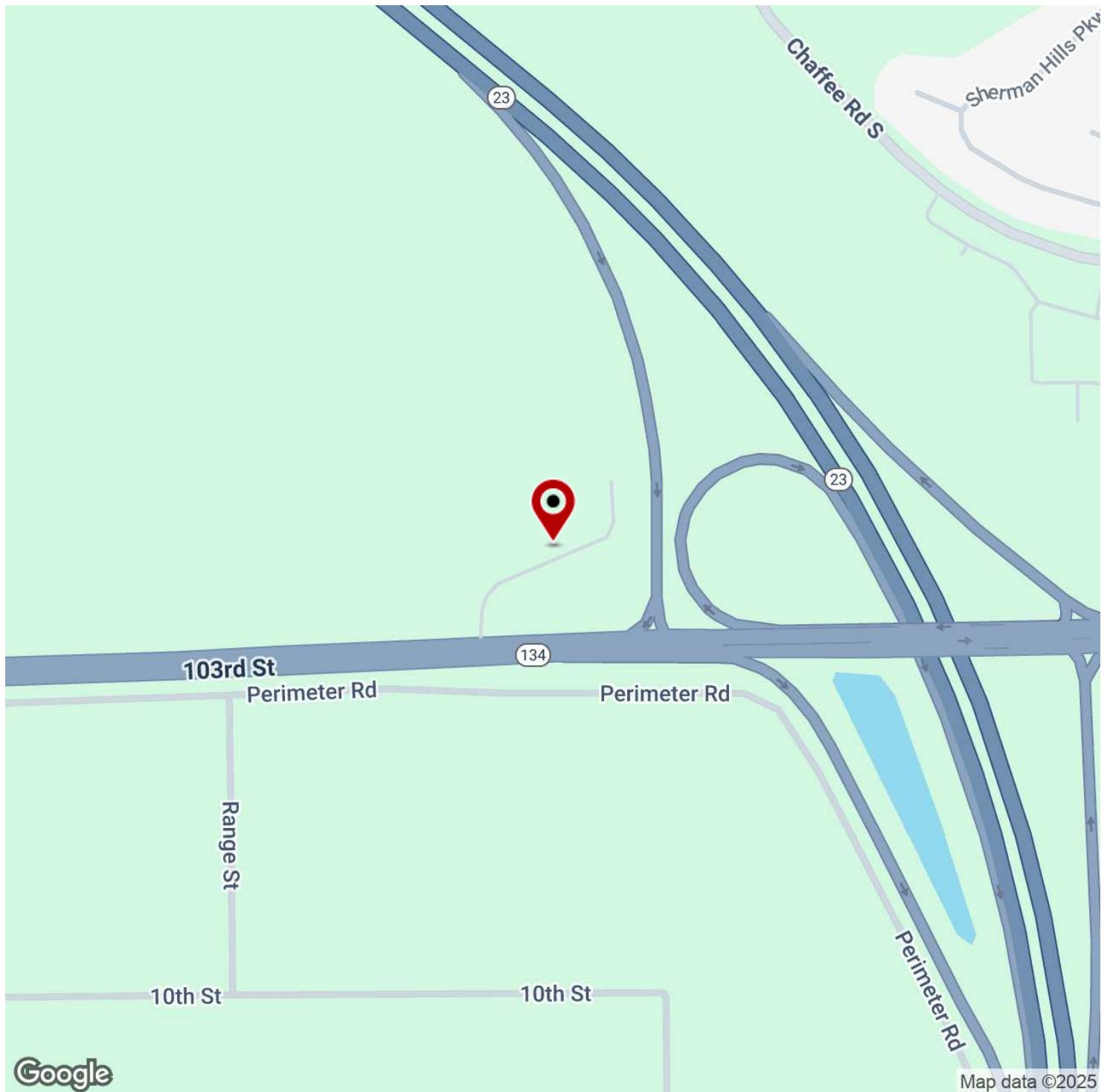
July 07, 2025

## COMMERCIAL INTENSIVE LAND

RETAIL LAND NEAR CECIL COMMERCE CENTER AT FIRST COAST EXPWY

Kahle Commercial Group

103rd St. At SR 23, Jacksonville, FL 32221



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## Demographic and Income Comparison Profile

13129-13529 103rd St  
 13531-13531 103rd St, Jacksonville, Florida, 32221  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 30.24695  
 Longitude: -81.85142

	1 mile	3 miles	5 miles
<b>Census 2020 Summary</b>			
Population	816	22,180	92,956
Households	324	7,831	32,906
Average Household Size	2.52	2.83	2.82
<b>2025 Summary</b>			
Population	775	28,313	104,165
Households	305	10,362	37,564
Families	239	7,572	27,694
Average Household Size	2.54	2.73	2.77
Owner Occupied Housing Units	259	6,765	25,822
Renter Occupied Housing Units	46	3,597	11,742
Median Age	40.9	36.6	37.0
Median Household Income	\$104,523	\$79,844	\$80,740
Average Household Income	\$115,002	\$93,952	\$96,027
<b>2030 Summary</b>			
Population	874	30,449	108,028
Households	348	11,267	39,350
Families	273	8,237	29,046
Average Household Size	2.51	2.70	2.74
Owner Occupied Housing Units	288	7,189	27,549
Renter Occupied Housing Units	59	4,079	11,801
Median Age	40.7	37.5	38.0
Median Household Income	\$112,883	\$92,433	\$93,555
Average Household Income	\$130,703	\$107,359	\$109,294
<b>Trends: 2025-2030 Annual Rate</b>			
Population	2.43%	1.47%	0.73%
Households	2.67%	1.69%	0.93%
Families	2.70%	1.70%	0.96%
Owner Households	2.15%	1.22%	1.30%
Median Household Income	1.55%	2.97%	2.99%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 in 2020 geographies.

July 07, 2025