

5953 ROOSEVELT BLVD JACKSONVILLE, FL 32244

FOR SALE
PRICE: \$1,450,000



PROPERTY HIGHLIGHTS

39,000 Vehicles Per Day

Lot is Just Over 1 Acre

Building is an Open-Shell, Ready for Remodel
CCG-2 Zoning

1/2 Mile from NAS JAX



Courtney Smith | Ryan Cleary
904-712-3304
Commercial@welchteam.com





OFFERING SUMMARY

Price	\$1,450,000
Total Lot Size	1.1 acres
Property Type	Retail
Proposed Use	Store Retail
Zoning	CCG-2
Square Footage	8800
Parking Spaces	8
Parking Ratio	.91
AADT	39,000



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PROPERTY DESCRIPTION

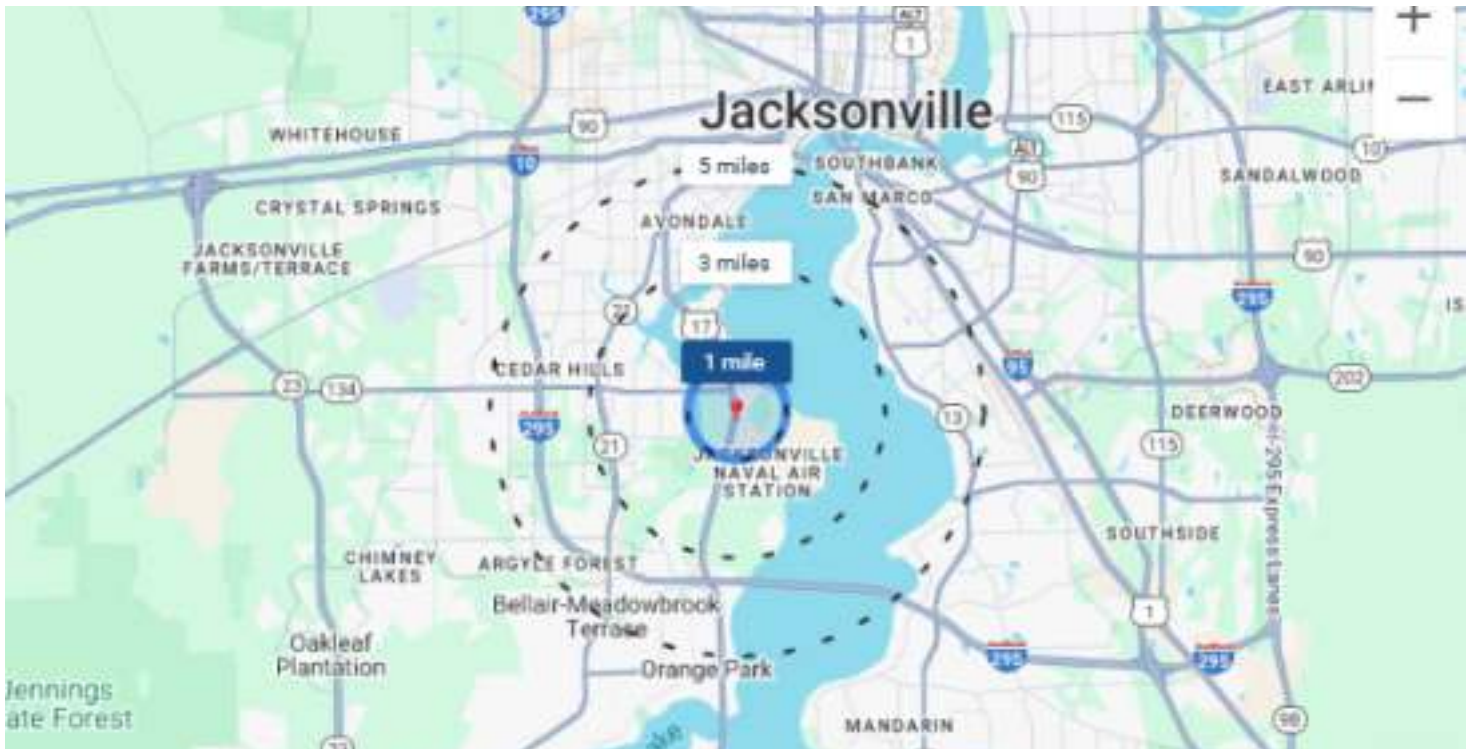
Price Reduced on this remarkable property, situated directly on Roosevelt Blvd, presents an exceptional opportunity for ownership. Boasting an expansive 8,800 sq ft steel-framed building set on over an acre of land, the site is meticulously prepared for a new owner. Strategically located half a mile north of NAS JAX, it benefits from a substantial daily traffic count of 39,000 vehicles. With its versatile CCG-2 zoning, the property lends itself seamlessly to various uses, including retail space, an auto dealership, wholesale business, and more. The building, fully cleared out, awaits customization by its future owner, offering 3 phase power, four newer HVAC systems, and plumbing for two bathrooms. Beyond the structure, a generous open area provides ample space for storage, parking, and potential additional structures. The possibilities for this property are truly boundless, representing an unmissable prospect for those seeking a strategically positioned and adaptable commercial space. Seize this opportunity and explore the endless potential this property holds.



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DEMOGRAPHIC INFORMATION

Household Median Income	\$80.5k
Household Income Growth Rate	56%
2028 Household Estimate	\$125.4k
Age Demographics Median Age	32
Age Growth Rate	36%
Number of Employees	11.6k
Population	14.5k



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