

COMMERCIAL/OTHER FOR SALE



7435 New Kings Road, Jacksonville, FL 32219



PROPERTY FEATURES

- Wooded Vacant Lot
- Zoned CCG-2
- Approximately 0.60 Acres
- 176 FT of Frontage on New Kings Road
- \$75,000



KW COMMERCIAL
4465 U.S. Hwy 17,
Suite 2
Fleming Island, FL 32003

SANDRA KAHLE, CCIM
Managing Director
O: 904.541.0700
C: 904.838.6446
skahle@kahlecg.com

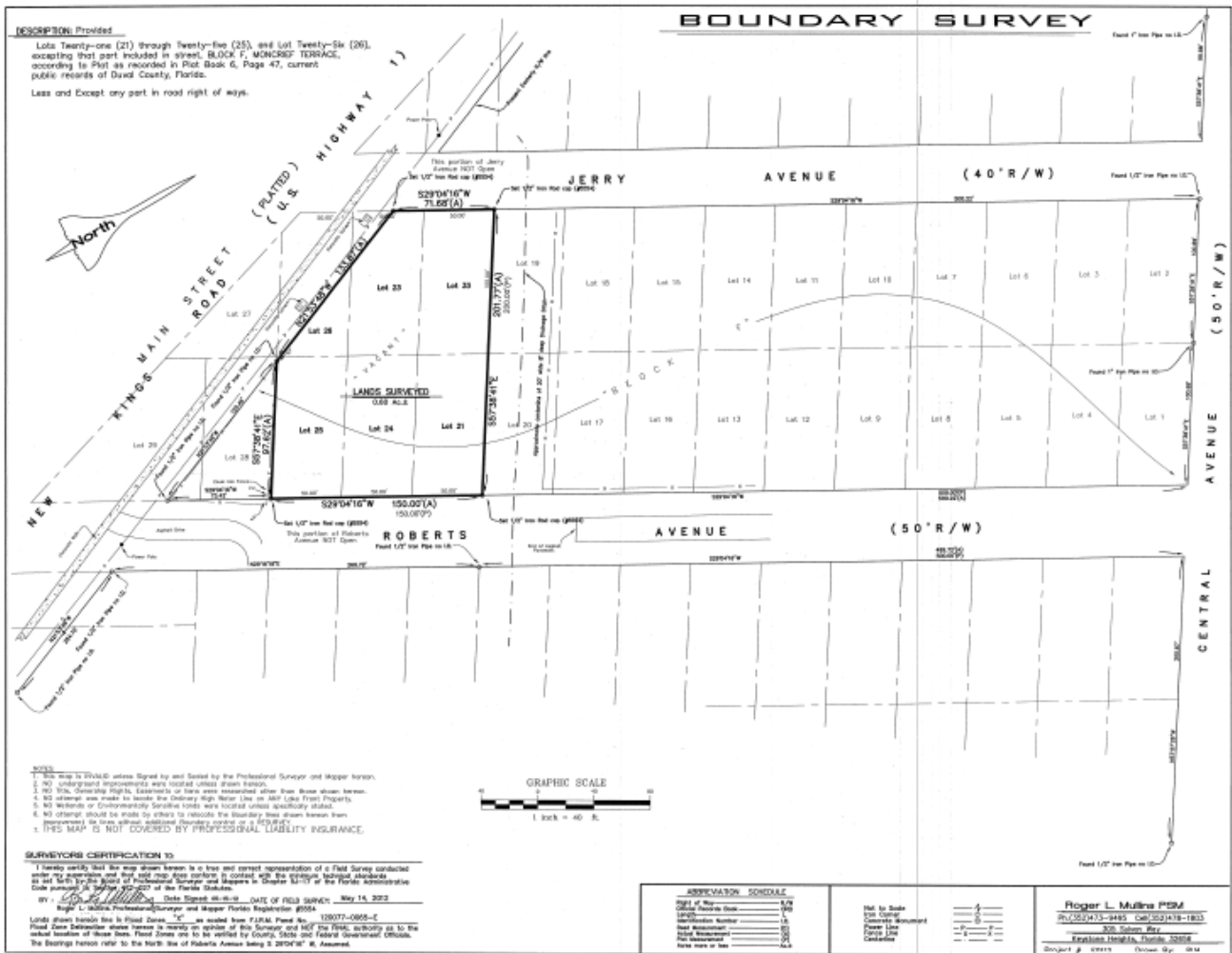
CYNTHIA MCLAIN, CCIM
Broker Associate
O: 904.541.0700
C: 904.545.4195
cmclain@kahlecg.com

Kahle Commercial Group

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained herein.

www.kwcommercial.com

7435 New Kings Road, Jacksonville, FL 32219



KW COMMERCIAL
 4465 U.S. Hwy 17,
 Suite 2
 Fleming Island, FL 32003

SANDRA KAHLE, CCIM
 Managing Director
 O: 904.541.0700
 C: 904.838.6446
 skahle@kahlecg.com

CYNTHIA MCLAIN, CCIM
 Broker Associate
 O: 904.541.0700
 C: 904.545.4195
 cmclain@kahlecg.com

Kahle Commercial Group

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained herein.

COMMERCIAL/OTHER FOR SALE

7435 New Kings Road, Jacksonville, FL 32219



KW COMMERCIAL
4465 U.S. Hwy 17,
Suite 2
Fleming Island, FL 32003

SANDRA KAHLE, CCIM
Managing Director
O: 904.541.0700
C: 904.838.6446
skahle@kahlecg.com

CYNTHIA MCLAIN, CCIM
Broker Associate
O: 904.541.0700
C: 904.545.4195
cmclain@kahlecg.com

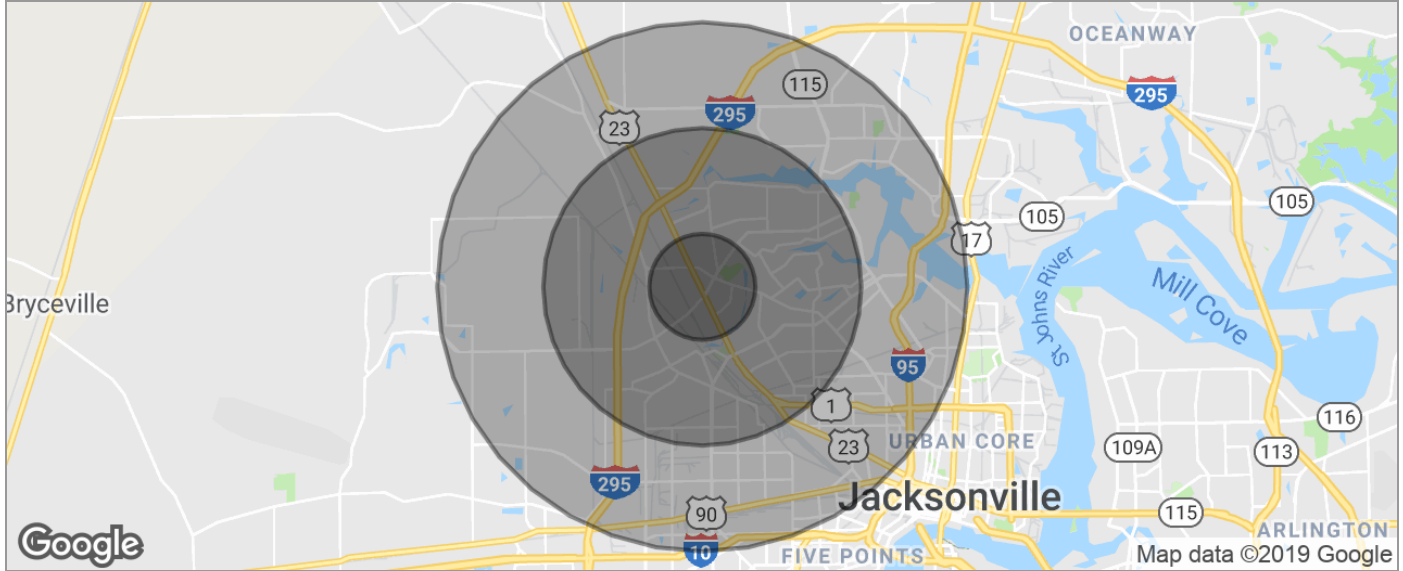
Kahle Commercial Group

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained herein.

www.kwcommercial.com

COMMERCIAL/OTHER FOR SALE

7435 New Kings Road, Jacksonville, FL 32219



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,618	37,246	105,765
MEDIAN AGE	44.7	39.7	35.9
MEDIAN AGE (MALE)	42.5	36.4	33.5
MEDIAN AGE (FEMALE)	46.7	42.4	37.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,859	14,438	39,522
# OF PERSONS PER HH	2.5	2.6	2.7
AVERAGE HH INCOME	\$45,631	\$43,417	\$41,472
AVERAGE HOUSE VALUE		\$135,824	\$118,877
RACE	1 MILE	3 MILES	5 MILES
% WHITE	9.7%	12.4%	18.6%
% BLACK	89.3%	85.6%	78.4%
% ASIAN	0.1%	0.2%	0.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.3%	0.2%	0.1%
% OTHER	0.1%	0.7%	1.2%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	0.9%	1.5%	2.6%

* Demographic data derived from 2010 US Census

KW COMMERCIAL
4465 U.S. Hwy 17,
Suite 2
Fleming Island, FL 32003

SANDRA KAHLE, CCIM
Managing Director
O: 904.541.0700
C: 904.838.6446
skahle@kahlecg.com

CYNTHIA MCLAIN, CCIM
Broker Associate
O: 904.541.0700
C: 904.545.4195
cmclain@kahlecg.com

Kahle Commercial Group

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained herein.

www.kwcommercial.com