

SALE

1951 BOULEVARD

1951 Boulevard Jacksonville, FL 32206



PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 1951 Boulevard, Jacksonville, FL, 32206. This property boasts a coveted location in the thriving Jacksonville area, offering an ideal setting for a land or office investment. With its strategic positioning, this property presents an exceptional opportunity for investors seeking to capitalize on the robust market potential in this area. Whether envisioning a new office development or land investment, this property offers an unparalleled location to maximize the potential return on investment. Don't miss out on the chance to secure a lucrative investment in this sought-after Jacksonville locale.

PROPERTY HIGHLIGHTS

- Across from Shands Hospital
- Variance Approvals in Place
- Easy Road Access
- Cleared Site
- Zoning CRO

OFFERING SUMMARY

Sale Price:	\$199,000
Lot Size:	0.22 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	285	1,136	5,328
Total Population	787	2,924	12,386
Average HH Income	\$59,552	\$60,752	\$54,291

Adam Lanteigne
(904) 584-7777

Brian McCaffrey
(904) 827-1717



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

SALE

1951 BOULEVARD

1951 Boulevard Jacksonville, FL 32206



Adam Lanteigne
(904) 584-7777

Brian McCaffrey
(904) 827-1717

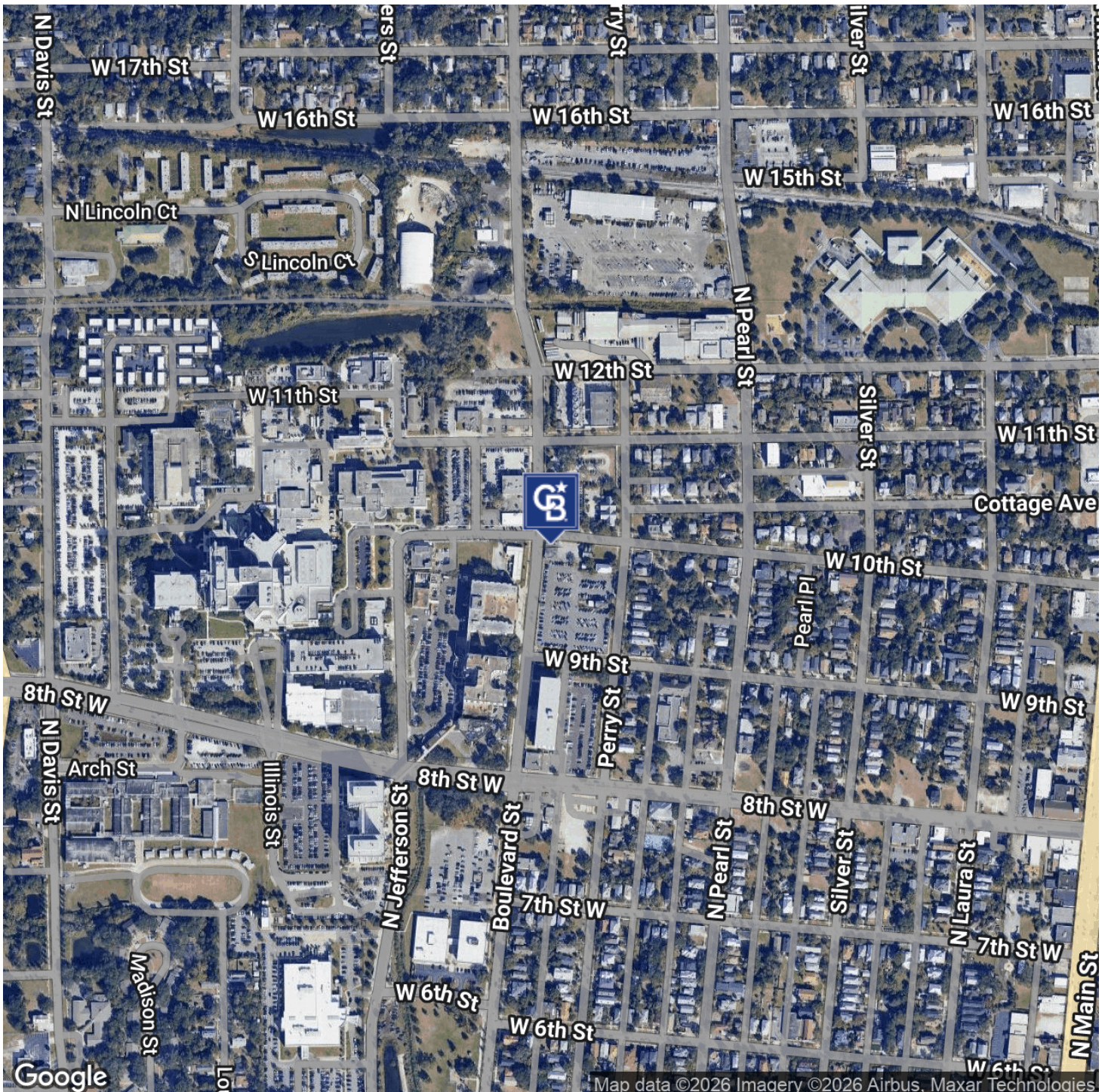


**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

SALE

1951 BOULEVARD

1951 Boulevard Jacksonville, FL 32206



Adam Lanteigne
(904) 584-7777

Brian McCaffrey
(904) 827-1717

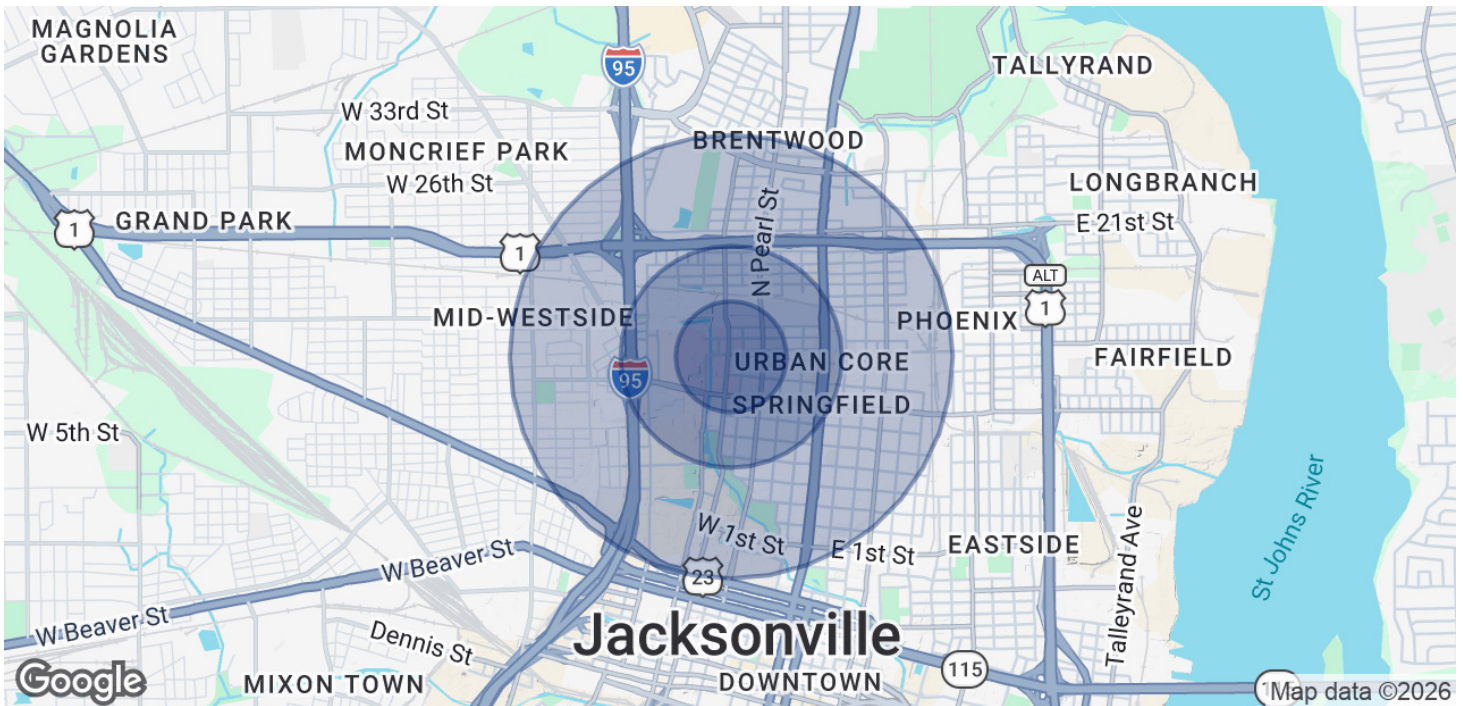


**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

SALE

1951 BOULEVARD

1951 Boulevard Jacksonville, FL 32206



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	787	2,924	12,386
Average Age	30.7	33.4	36.3
Average Age (Male)	37.1	38.4	34.7
Average Age (Female)	27.2	29.1	37.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	285	1,136	5,328
# of Persons per HH	2.8	2.6	2.3
Average HH Income	\$59,552	\$60,752	\$54,291
Average House Value	\$337,222	\$290,182	\$226,176

2023 American Community Survey (ACS)

Adam Lanteigne
(904) 584-7777

Brian McCaffrey
(904) 827-1717



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES