



FOR LEASE

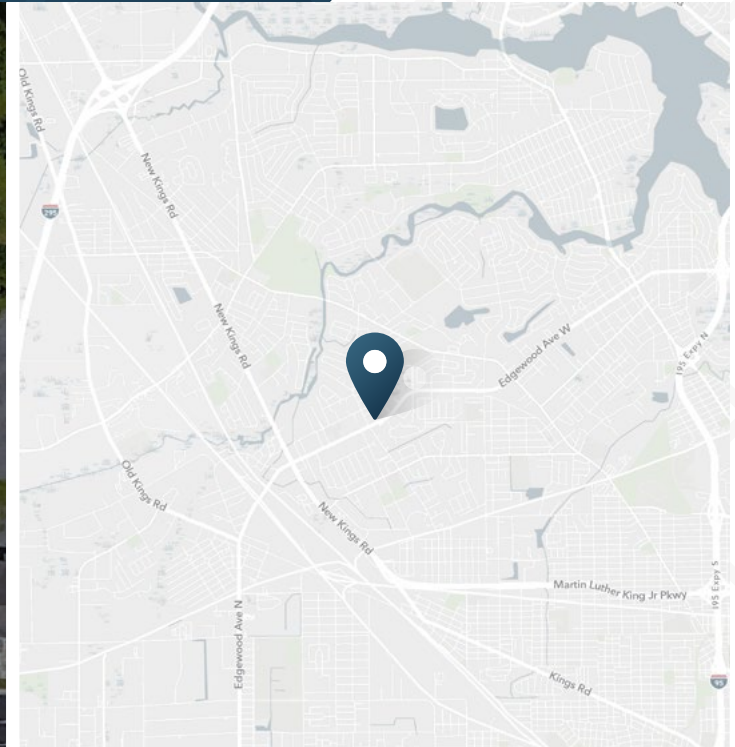
3031 Edgewood

3031 Edgewood Ave W | Jacksonville, FL 32209



3031 Edgewood

3031 Edgewood Ave W | Jacksonville, FL 32209



FORMER DOLLAR GENERAL FOR LEASE

9,014 SF

Building Size

1.77 Acres

Parcel Size

Brokers

Stephanie McCullough

stephanie.mccullough@srsre.com

Annie Lee O'Steen

annie.osteen@srsre.com

ABOUT THE PROPERTY

- Former Dollar General, constructed in 2010
- Positioned next to the signalized intersection of Edgewood Avenue and Cleveland Road
- Convenient entry and exit points from both Edgewood Avenue and Cleveland Road
- 88-unit townhome project by Forestar Group, Francis Pointe, in development behind site

JOIN THESE RETAILERS



TRAFFIC COUNTS

Edgewood Ave W

18,000 VPD

New Kings Rd

27,500 VPD

Year: 2024 | Source: FDOT

3031 Edgewood

3031 Edgewood Ave W | Jacksonville, FL 32209





**New FORESTAR
Housing Development**
Francis Pointe
88-unit townhome

SITE

Tiger Academy

Church of the Crucifixion

Hampton Villa

FRESenius KIDNEY CARE

Dedicated Senior Medical Center

CHURCH'S TIRAM & CHICKEN

bp

FAMILY DOLLAR

U-HAUL

BEAUTY EXCHANGE BEAUTY SUPPLY

EDGEWOOD AVE W 18,000 VPD

CLEVELAND RD



3031 Edgewood

3031 Edgewood Ave W | Jacksonville, FL 32209



DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2025 Estimated Population	7,500	67,728	158,040
2030 Projected Population	7,362	68,124	162,700
Proj. Annual Growth 2025 to 2030	-0.37%	0.12%	0.58%

Daytime Population

2025 Daytime Population	7,298	63,409	229,834
Workers	2,014	21,090	139,453
Residents	5,284	42,319	90,381

Income

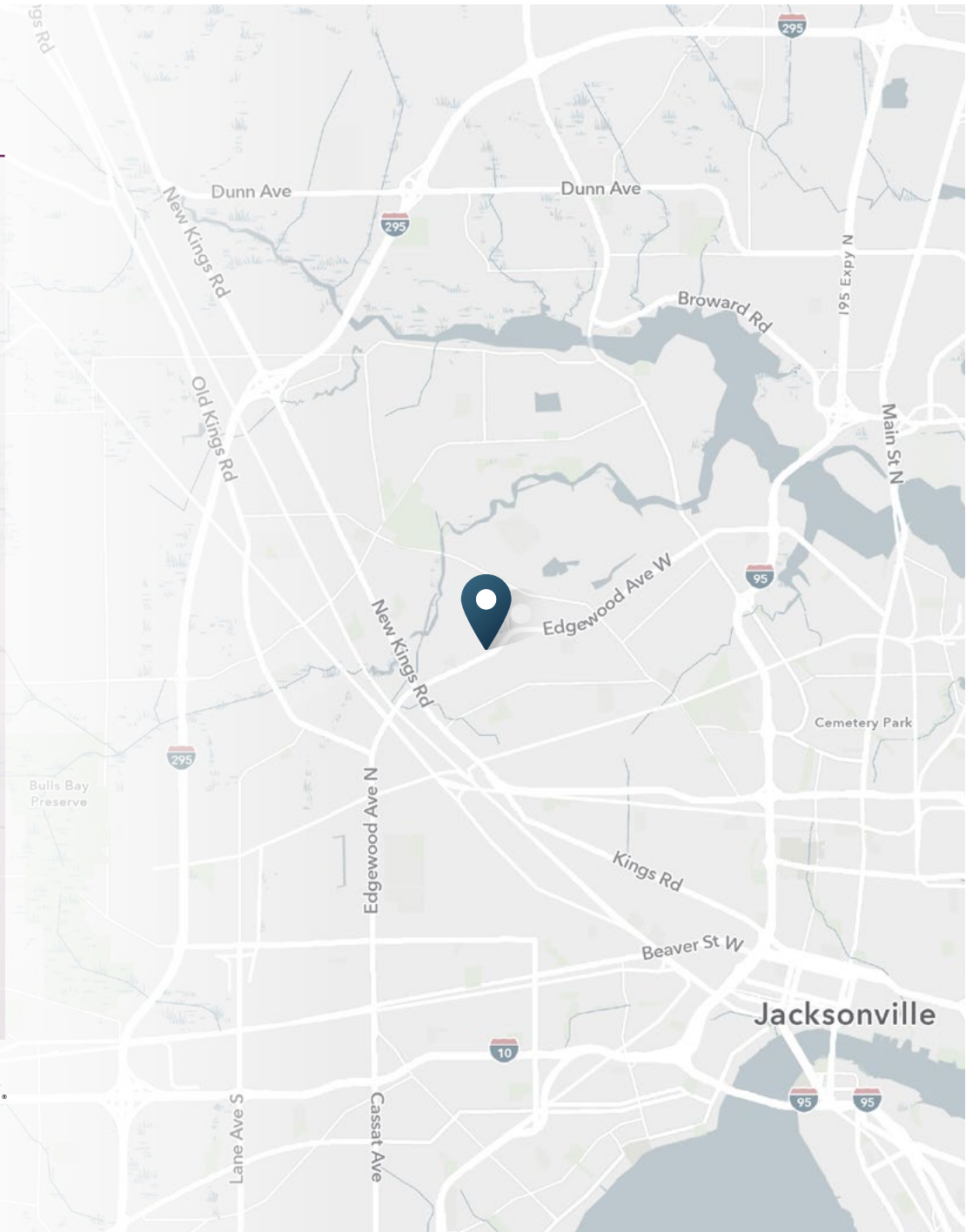
2025 Est. Average Household Income	\$55,598	\$56,870	\$65,886
2025 Est. Median Household Income	\$40,663	\$40,020	\$46,723

Households & Growth

2025 Estimated Households	2,946	26,180	65,937
2030 Estimated Households	2,919	26,555	69,158
Proj. Annual Growth 2025 to 2030	-0.18%	0.28%	0.96%

Race & Ethnicity

2025 Est. White	3%	10%	24%
2025 Est. Black or African American	93%	84%	67%
2025 Est. Asian or Pacific Islander	0%	0%	1%
2025 Est. American Indian or Native Alaskan	0%	0%	0%
2025 Est. Other Races	4%	6%	8%
2025 Est. Hispanic (Any Race)	2%	3%	5%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





SRS Real Estate Partners
1301 Riverplace Blvd, Suite 800
Jacksonville, FL 32207
904.758.8875

Stephanie McCullough
904.595.6128
stephanie.mccullough@srsre.com

Annie Lee O'Steen
904.758.8913
annie.osteen@srsre.com

SRSRE.COM

© SRS Real Estate Partners 2025

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.