



**For Sale
or Lease**

Sale Price:

**Contact for
Pricing**

Lease Rate:

\$9.00/SF/NNN

Contact

Gary Montour
Senior Vice President
+1 904 861 1116
gary.montour@colliers.com

Ryan Montour
Client Services Specialist
+1 904 322 2467
ryan.montour@colliers.com

Reid Featherngill
Client Services Specialist
+1 336 529 7157
reid.featherngill@colliers.com

Mason Montour
Brokerage Assistant
+1 904 860 3349
mason.montour@colliers.com

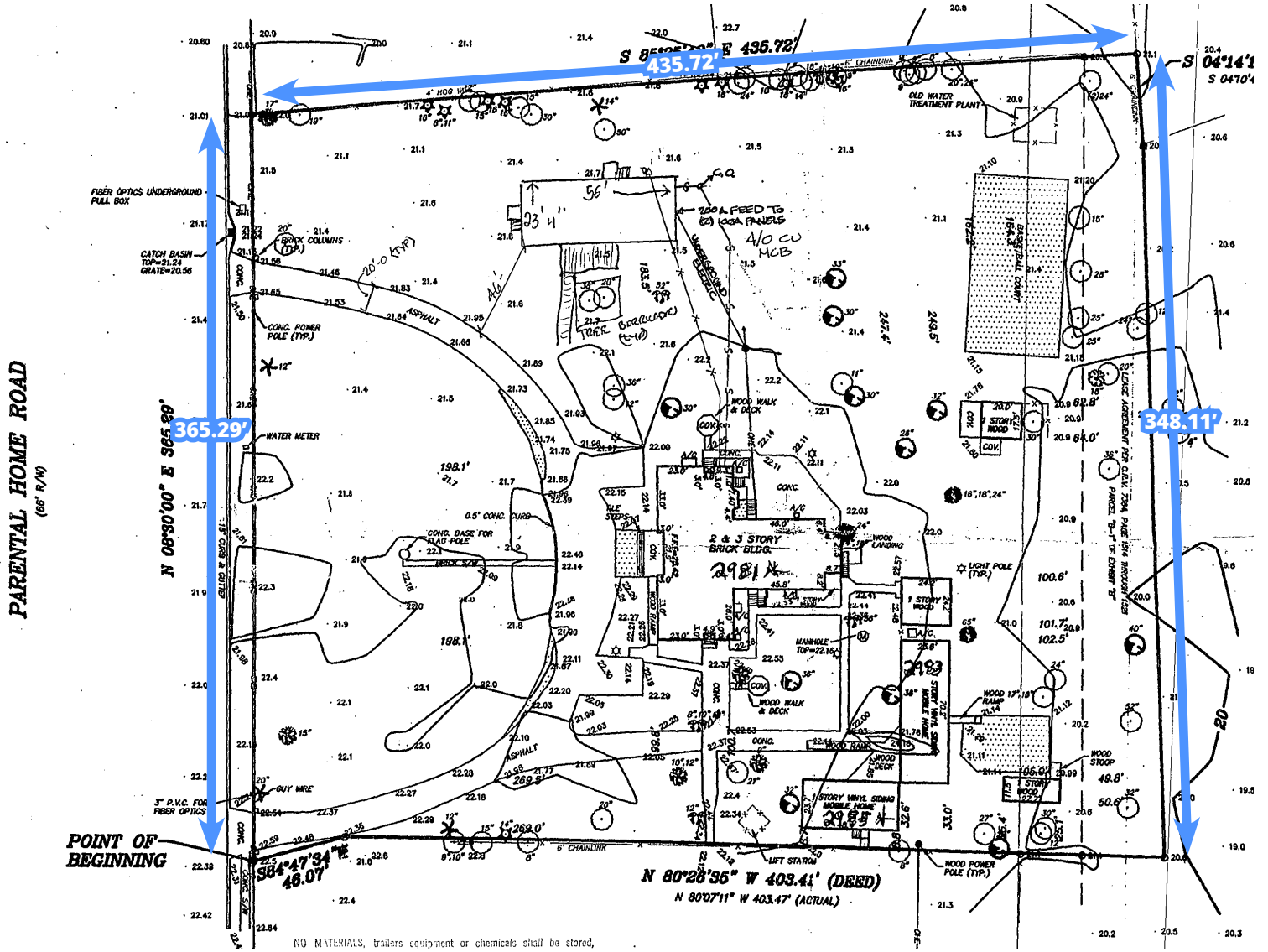
Colliers
76 S. Laura St., Ste. 1500
Jacksonville, FL 32202
P: +1 904 358 1206
colliers.com/jacksonville

2981 Parental Home Road

Jacksonville, FL 32216

Property Highlights

- **Size land:** 3.79± acres
- **Size buildings:** 33,744± SF in 12 freestanding buildings - see page 3
- **Frontage on Parental Home Road:** 365 front feet
- **Zoning:** PUD: Permitted Uses and Permissible Uses by exception - [click here for PUD 2017-0841-E](#)
- **Traffic coun** 10,600 ADDT on Parental Home Road
- **Utilities:** municipal services available on the property
- **APN/parcel ID:** 152585-0050
- **Potential uses:** drug rehabilitation center, residential treatment, medical facility, church, school, office, office w work vehicles, etc.
- **Distance to I-95:** 1.5 miles
- **Distance to Hart Bridge leading to downtown:** 4.8 miles
- **Fire alarm system/sprinklers:** fire alarm system and some sprinklers in the main building
- **Municipal park:** across the street with recreational amenities - beneficial to a school, church, treatment facility, etc.
- **Seller financing** owner may consider seller financin



Demographics

Source: ESRI Business Analyst | 3 Mile Radius



2025 Estimated
Population
89,315



2025 Est. Avg.
Household Income
\$85,369



2030 Projected
Population
91,792



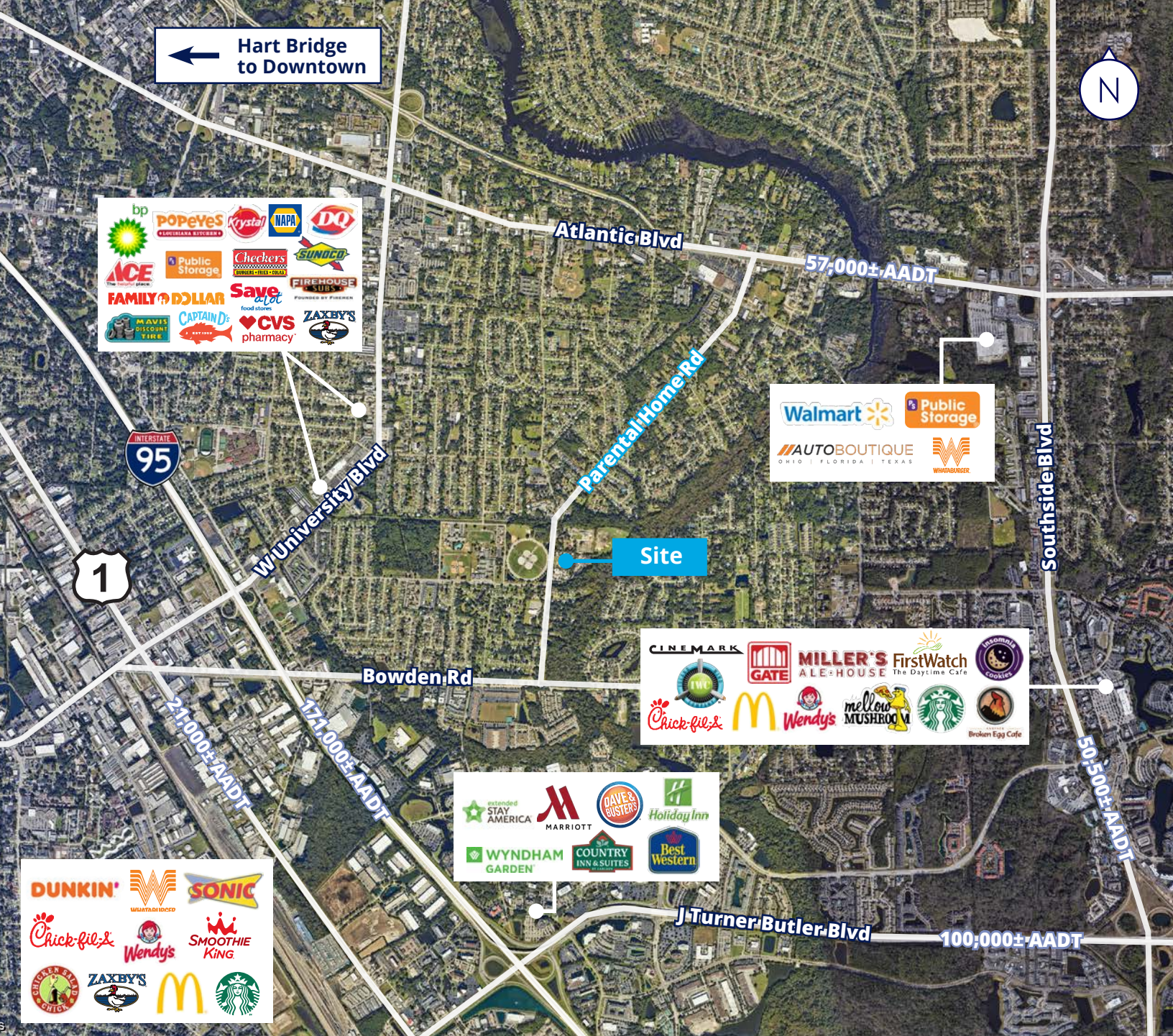
2030 Proj. Avg.
Household Income
\$95,773



Building #	Building SF
Building 1	3,078
Building 2	3,078
Building 3	3,078
Building 4	3,078
Building 5	3,078
Building 6	1,312
Building 7	1,215
Building 8	583
Building 9	389
Building 10	1,689
Building 11	1,166
Building 12 (Main Building)	12,000
Total Square Feet	33,744± SF

Photo Gallery





Contact

Gary Montour
 Senior Vice President
 +1 904 861 1116
gary.montour@colliers.com

Ryan Montour
 Client Services Specialist
 +1 904 322 2467
ryan.montour@colliers.com

Reid Featherngill
 Client Services Specialist
 +1 336 529 7157
reid.featherngill@colliers.com

Mason Montour
 Brokerage Assistant
 +1 904 860 3349
mason.montour@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and / or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC