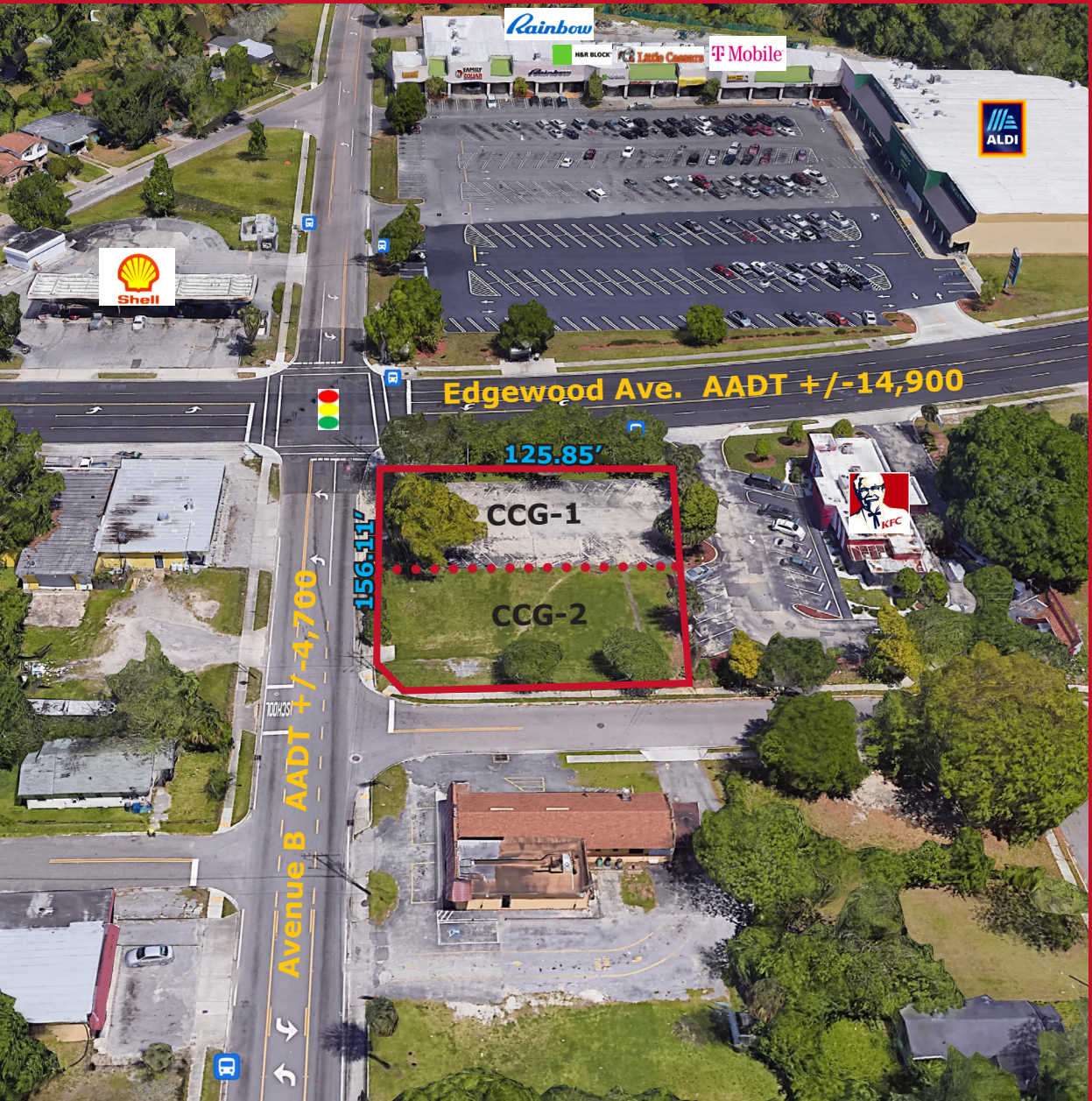


GROUND LEASE
OR BUILD TO
SUIT

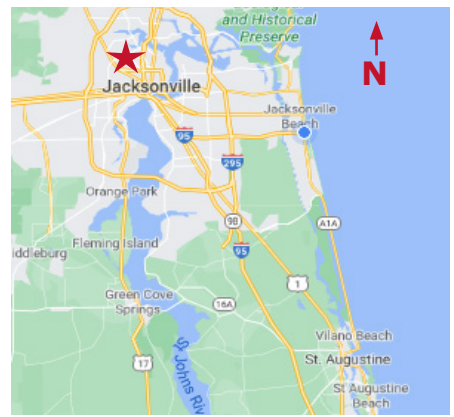
Edgewood Avenue

5927 Avenue B, Jacksonville, FL 32209



- Ground Lease or Build To Suit
Call for pricing and details
- Corner Parcel +/-19,646 SF
+/-156.11 Feet of Avenue B frontage
+/-125.85 Feet of Edgewood Ave. frontage
- Utilities at the site
- Zoning: CCG-1, CCG-2
- May build up to +/-6,000 SF
- Hard corner at signalized intersection
- Drive thru potential
- Shared access easement with adjacent KFC

2026 Drive Time Demographics	5 Minute	10 Minute	15 Minute
Estimated Population	34,758	97,076	186,352
Average HH Income	\$67,122	\$66,724	\$77,958
Daytime Total Employees	9,201	41,558	135,729



STRATEGIC SITES
Clifford Commercial

For Additional Information Contact:

Clay Weaver
clay@strategicsites.com

OR

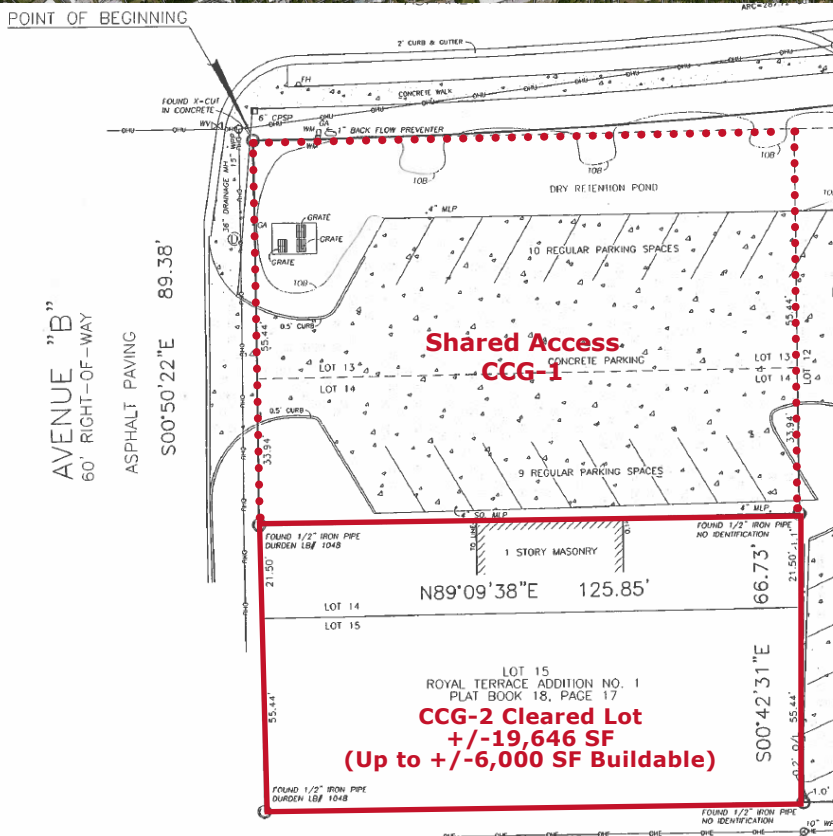
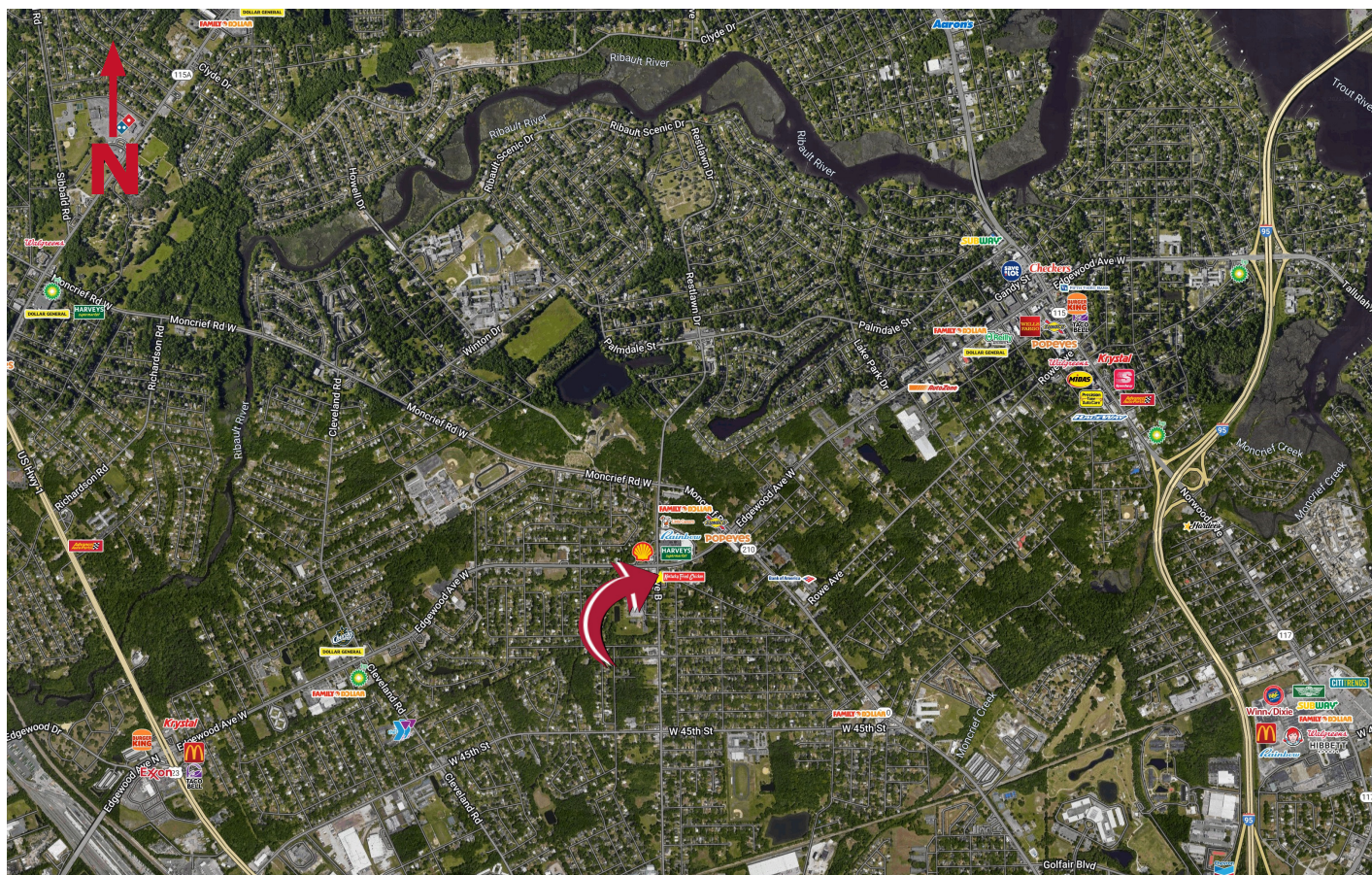
Kate Clifford
kate@strategicsites.com

422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

Client First through Service, Knowledge and Integrity

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

Aerial & Plat Map



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