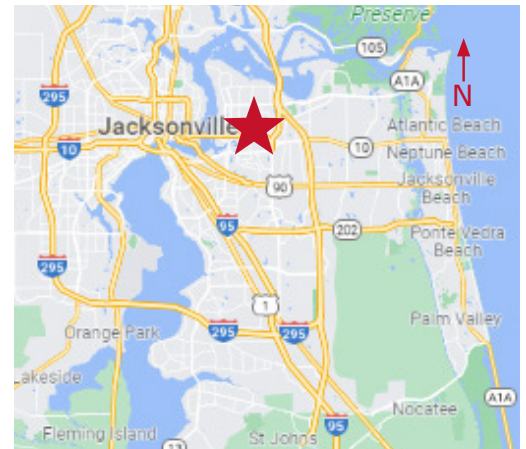




- **+/-2,960 SF Free-Standing Office/Retail Building**
- **Purchase Price:** \$429,000
- Land: +/-0.37 acres (+/-16,117 SF)
- Zoning: CCG-1
- Utilities through JEA
- 2,960 SF Free-standing commercial building currently with open floor plan and ready for improvements
- Recent upgrades include new HVAC, windows, double door entrance, parking lot, and property clearing
- Excellent visibility along Arlington Rd. with steady daily traffic and convenient access to the Arlington Expressway
- Surrounded by a variety of retail, restaurants, and service businesses, including many healthcare providers
- Serves a dense residential and commercial population with strong local demand
- 10 parking spaces and one handicap parking space



2026 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	11,306	95,548	211,288
Average HH Income	\$85,285	\$87,685	\$90,425
Daytime Total Employees	4,023	37,267	146,425



STRATEGIC SITES
Clifford Commercial

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

For Additional
Information Contact:

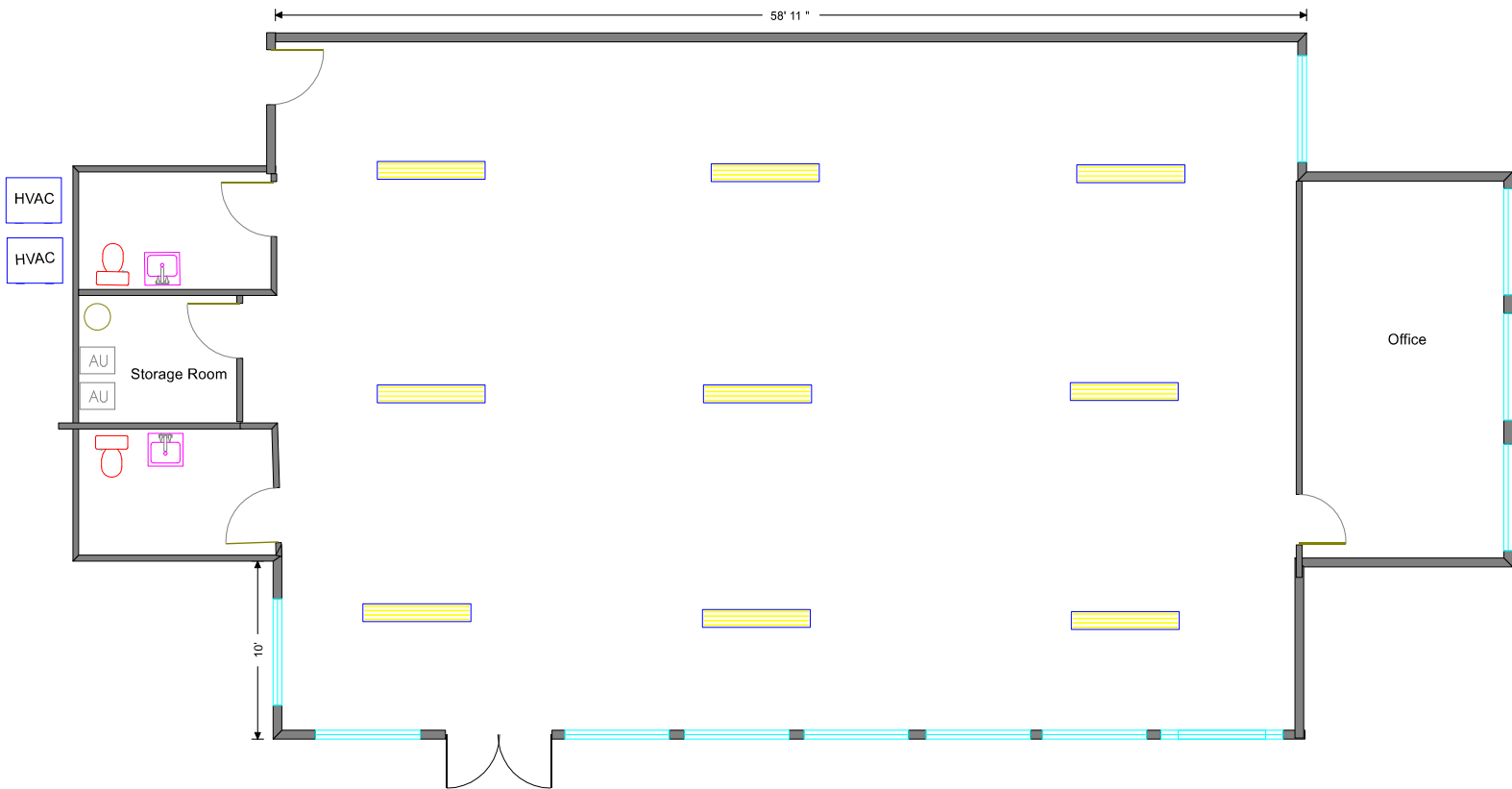
John Clifford
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OR
Kate Clifford
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Client First through Service, Knowledge and Integrity

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

Floor Plan and Interior Photos



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Aerial and Exterior Photos



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