



**COLDWELL
BANKER
COMMERCIAL**

PREMIER PROPERTIES

FOR SALE

ATLANTIC BLVD. CCG-1 ZONED HIGH TRAFFIC LOCATION!

\$750,000

13636 Atlantic Blvd
Jacksonville, FL 32225

AVAILABLE SPACE
27,858 SF

FEATURES

- Lifetime Zoning Exception Allowing for Car Lot!!!
- Easy access from East or Westbound Atlantic Blvd. Traffic!
- Lots of frontage along Atlantic Blvd!
- Seller will finance!
- Also available for BTS Lease!

AREA

Located on Atlantic Blvd., just west of the intracoastal.



OFFICE

Eric Maimo
904 537 6443
eric.maimo@coldwellbanker.com

CBCWORLDWIDE.COM

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**COLDWELL BANKER COMMERCIAL
PREMIER PROPERTIES**

1750 Tree Blvd., Suite 7, Saint Augustine, FL 32084
904.827.1717



ATLANTIC BLVD. CCG-1 ZONED HIGH TRAFFIC LOCATION!

13636 Atlantic Blvd, Jacksonville, FL 32225

SALE



OFFERING SUMMARY

Sale Price:	\$750,000
Available SF:	
Lot Size:	0.64 Acres
Zoning:	CCG-1
Price / SF:	\$26.92

PROPERTY OVERVIEW

Prime commercial location on highly traveled Atlantic Blvd in Jacksonville, FL. CCG-1 zoning is suitable for most commercial retail sales and service establishments including but not limited to banks and loan institutions including drive-thru tellers, professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, hotels and motels, art galleries, museums, community centers, dance, day care centers, car wash facilities, retail sales and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant. Retail sale and service of all alcoholic beverages or liquor/packaging store and pawn shop are uses permissible by exception.

PROPERTY HIGHLIGHTS

- Lifetime Zoning Exception Allowing for Car Lot!!!
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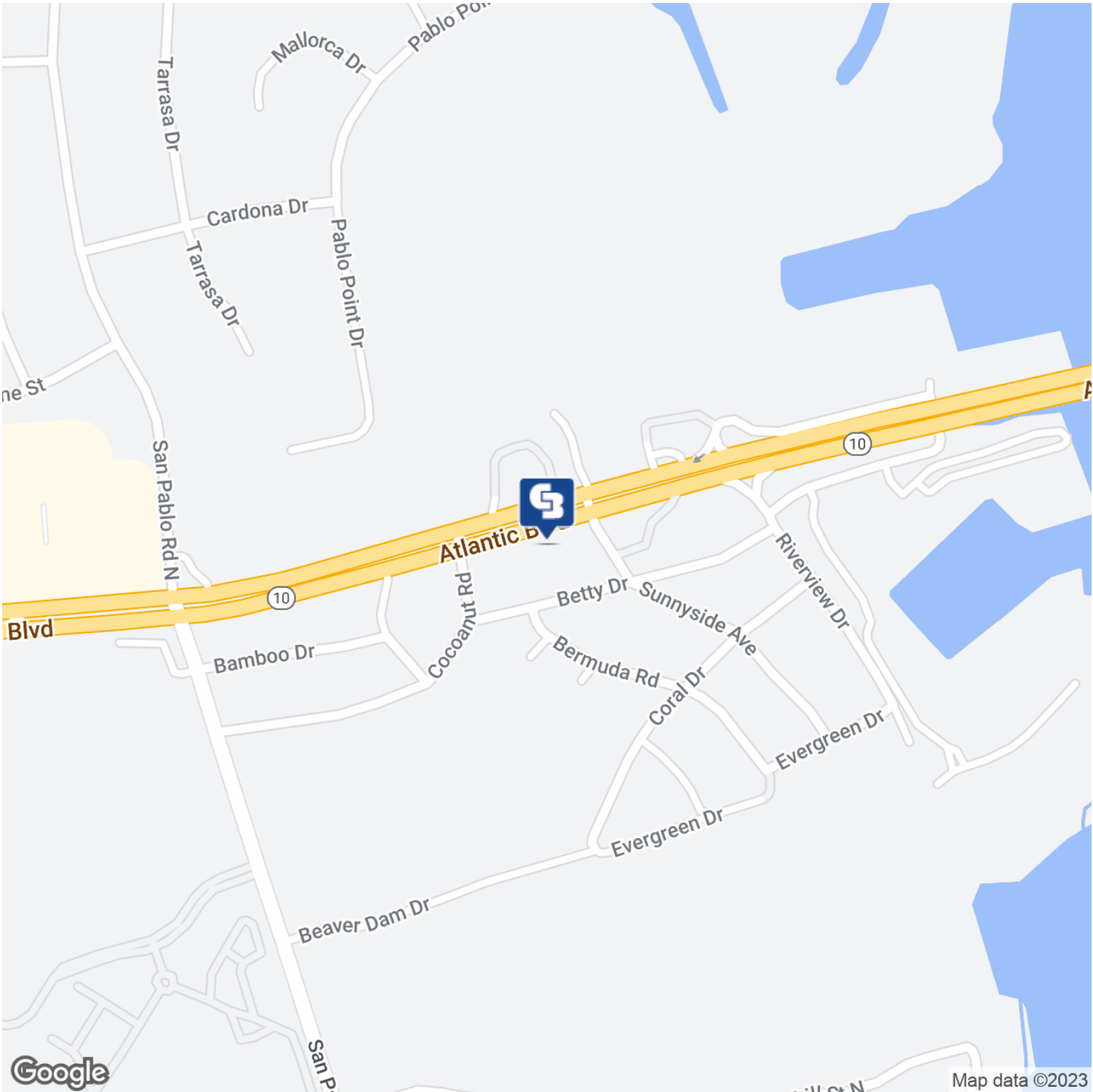
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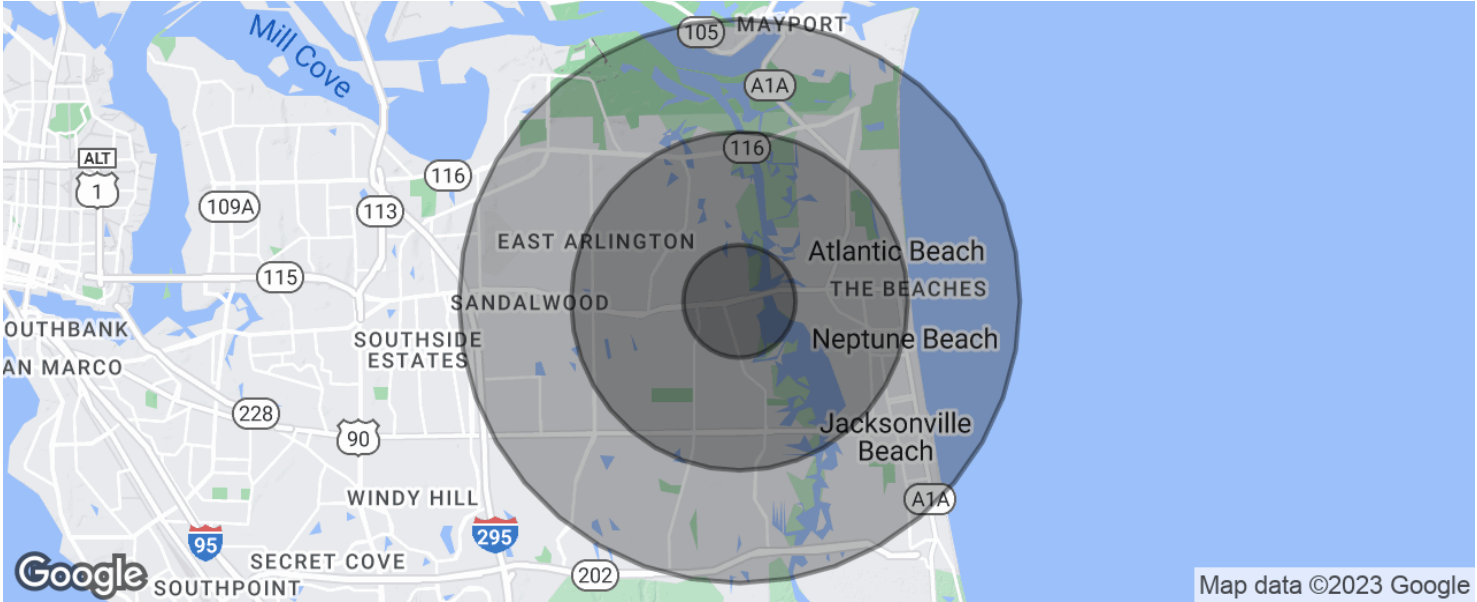
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,207	63,793	152,915
Median age	37.0	35.4	35.7
Median age (Male)	36.0	33.7	34.4
Median age (Female)	37.9	37.2	36.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,069	23,638	57,449
# of persons per HH	2.5	2.7	2.7
Average HH income	\$79,689	\$75,876	\$79,278
Average house value	\$384,776	\$265,408	\$295,375

* Demographic data derived from 2020 ACS - US Census

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LOTS 1 THROUGH 4 AS SHOWN ON MAP OF ATLANTIC HIGHLANDS, AS RECORDED IN PLAT BOOK 9 PAGE 37 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO: ROBERT A. STERN, P.A.; FIDELITY NATIONAL TITLE INSURANCE COMPANY; EQUILEASE LIMITED PARTNERSHIP OF FLORIDA

[illegible]

REVISED CERTS 6-16-08

THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD HAZARD ZONE X AS SCALED FROM FLOOD INSURANCE RATE MAP 241 FOR THE CITY OF JACKSONVILLE, FLORIDA, DATED 8-15-89. AND IS SHOWN AS A COURTESY ONLY AND DOES NOT CONSTITUTE A CERTIFICATION OF SAME.

TRI-STATE LAND SURVEYORS, INC.

8411 BAYMEADOWS WAY SUITE #2, JACKSONVILLE, FLORIDA 32256 (904) 731-7235

LEGEND

- CONC. MON
- IRON COR.
(SET WITH CAP # LS 4144)
- FENCE
- IRON COR. (FOUND)
- ⊗ CROSS CUT
- B.R.L. BUILDING RESTRICTION LINE
- ESMT EASEMENT
- R/W RIGHT-OF-WAY
- COV. COVERED AREA
- ⊕ CENTERLINE
- A/C AIR CONDITIONING PAD
- (R) RADIAL DISTANCE
- CONCRETE

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BEARINGS BASED ON _____ LINE AS SHOWN.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS SURVEY BASED UPON DESCRIPTION AS FURNISHED, AND WITHOUT
BENEFIT OF A TITLE BINDER/ABSTRACT OF TITLE AND/OR DEED RESEARCH.

SCALE: 1"=20'

FIELD WORK DATE: 6-10-08

SIGNATURE DATE: 6-11-08

LARRY G. EDDY, P.L.S. No. 4144
GLENN M. BROADSTREET P.S. No. 5814

REGISTERED SURVEYOR AND MAPPER,
STATE OF FLORIDA (LB #4921)

F.B. 1127 PG. 19-20

CDF: 08-837

ORDER NO. 08-837