



**COLDWELL  
BANKER  
COMMERCIAL**

PREMIER PROPERTIES

# BUILD TO SUIT

CBCWORLDWIDE.COM

## ATLANTIC BLVD. CCG-1 ZONED HIGH TRAFFIC LOCATION!

N/A

13636 Atlantic Blvd  
Jacksonville, FL 32225

### AVAILABLE SPACE

### FEATURES

- Lifetime Zoning Exception Allowing for Car Lot!
- 3 Adjoining Parcels!
- additional land may be available!

### AREA

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



### OFFICE

Eric Maimo  
904 537 6443  
[eric.maimo@coldwellbanker.com](mailto:eric.maimo@coldwellbanker.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

LEASE



## OFFERING SUMMARY

Available SF:

Lease Rate:

N/A

Lot Size:

0.64 Acres

Zoning:

CCG-1

## PROPERTY OVERVIEW

Build to suit available for long term tenant seeking highly traveled Atlantic Blvd in Jacksonville, FL. Prime commercial location, with CCG-1 zoning, which 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!
- Also for Sale w Seller Financing!!
- 3 Adjoining Parcels!
- Additional land may be available!

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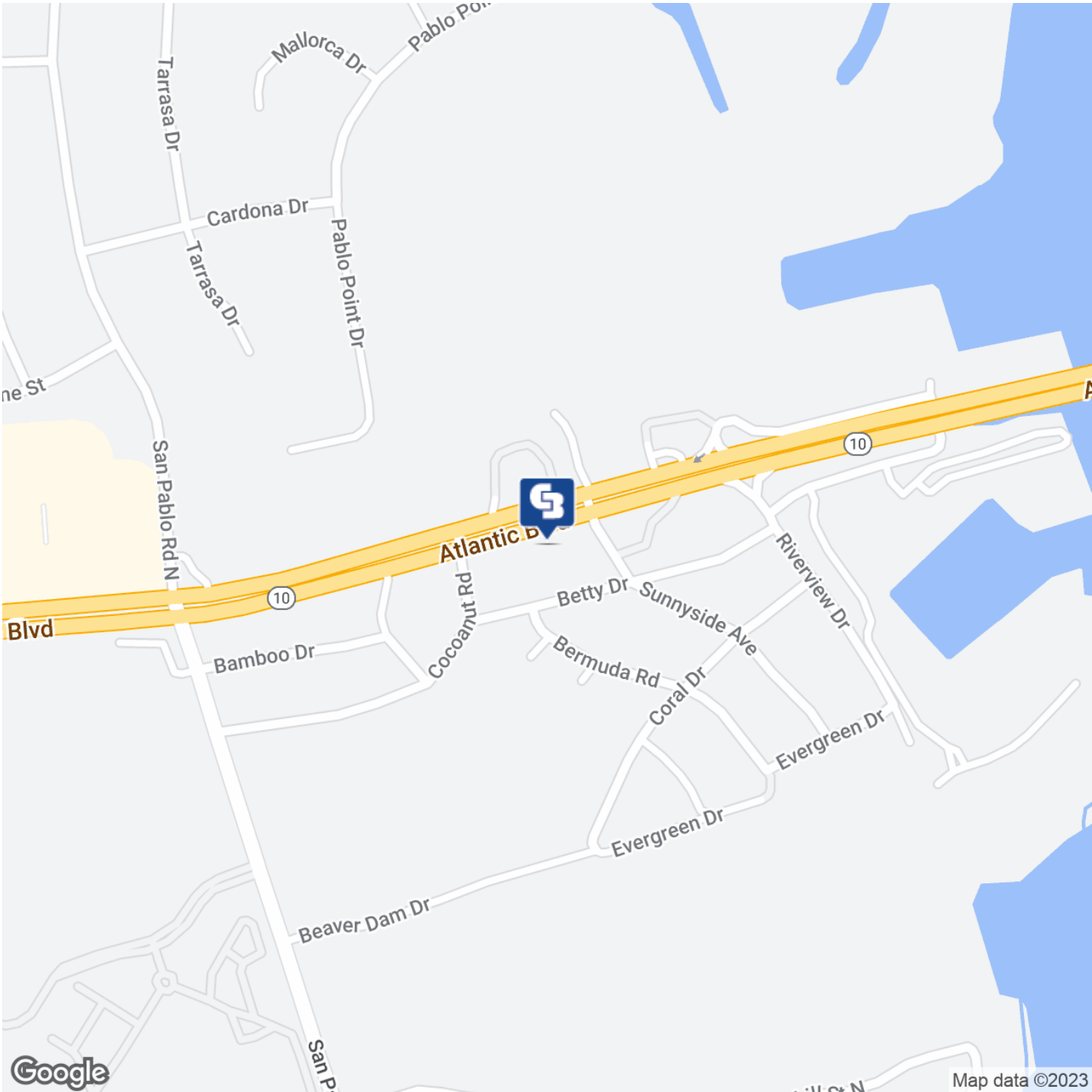
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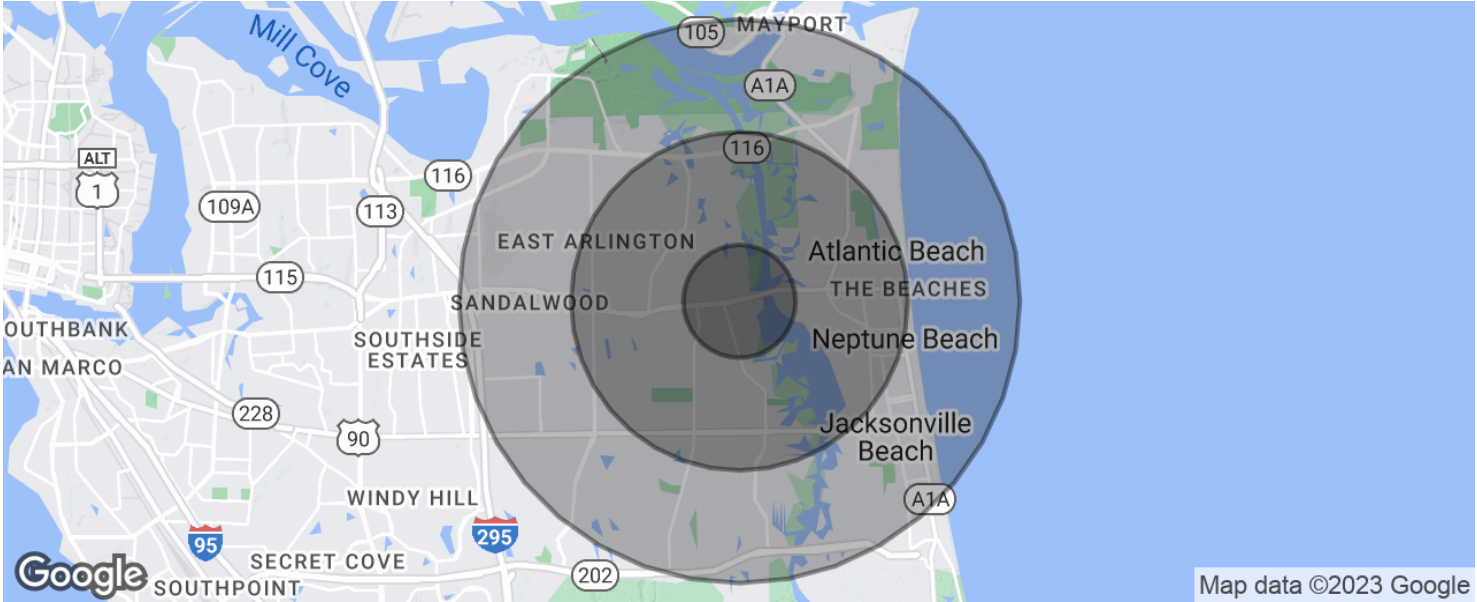




# ATLANTIC BLVD. CCG-1 ZONED HIGH TRAFFIC LOCATION!

13636 Atlantic Blvd, Jacksonville, FL 32225

LEASE



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  
ESM'T 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