

4945 LENOIR AVE

4945 Lenoir Ave
Jacksonville, FL 32216

AVAILABLE SPACE
1,951 SF

ASKING PRICE
\$999,999

FEATURES

- Prime Southside Industrial Location!

AREA

Just east of Philips Highway on the North side of Lenoir Ave.



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OFFICE

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

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FOR SALE

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4945 LENOIR AVE

4945 Lenoir Ave, Jacksonville, FL 32216

SALE



OFFERING SUMMARY

Sale Price: \$999,999

Available SF:

Lot Size: 2.74 Acres

Building Size: 1,951 SF

Renovated: 2019

Zoning: PUD and IBP

Price / SF: \$512.56

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PROPERTY OVERVIEW

2.74 acres with completely renovated brick office building. New flooring, appliances, two AC units, one brand new and the other is less than five years old.

PROPERTY HIGHLIGHTS

- Spectacular Location Industrial Land next to Philips Highway and Butler Blvd!
- 2 Parcels with 230' of Frontage along Lenoir Ave!



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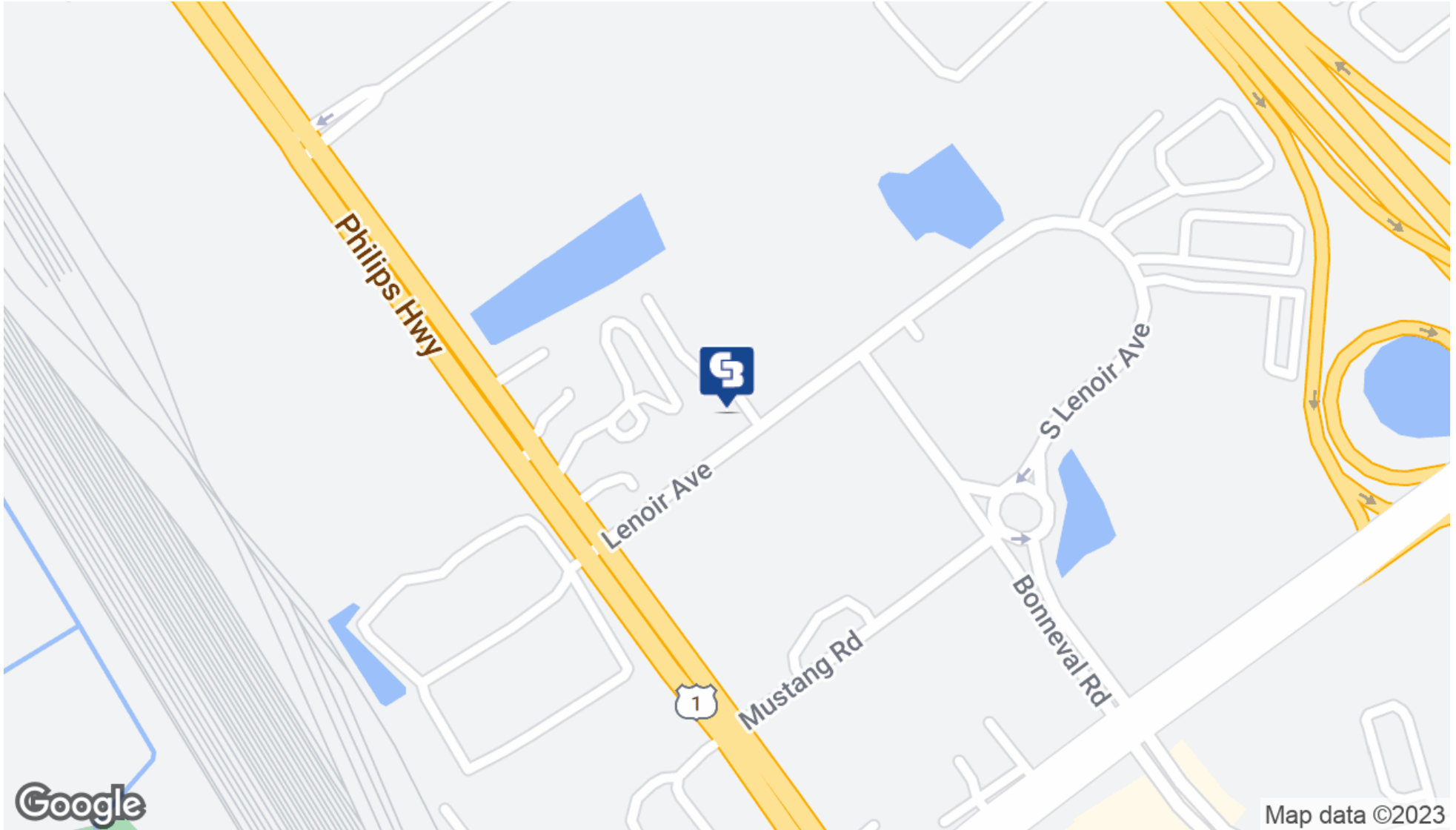
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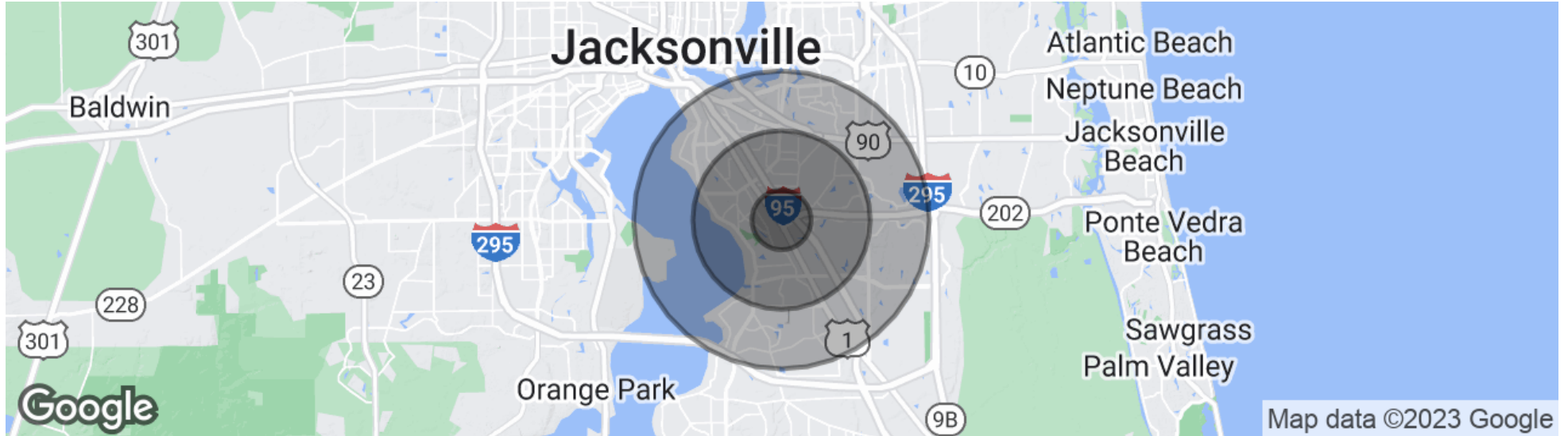
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,115	59,916	157,247
Median age	34.6	36.4	35.8
Median age (Male)	31.9	33.8	34.5
Median age (Female)	38.3	39.9	37.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,420	24,985	66,534
# of persons per HH	2.5	2.4	2.4
Average HH income	\$48,205	\$62,055	\$65,369
Average house value	\$173,822	\$211,296	\$259,429

* Demographic data derived from 2020 ACS - US Census

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