

# jacksonville development opportunity - lane avenue

6526 Ramona Boulevard  
Jacksonville, FL 32205



## SITE SIZE

3.12 ACRES

## USE

RETAIL  
RESTAURANT  
OFFICE

## TAX ID

007453-0000, 007452-0000

- Development opportunity available for sale or for lease as a build-to-suit or ground lease at the signalized corner intersection of Lane Avenue South and Ramona Boulevard in Jacksonville, FL.
- This property features 3.12 acres of land with full access on both Lane Avenue South and Ramona Boulevard. The property is located adjacent to the intersection of Interstate-10 and Lane Avenue South, with easy access from Exit 357.
- This site is located near Riverside, Murray Hill, and Avondale residential communities, as well as many national retailers and restaurants such as Home Depot, Office Depot, Shell, BP, SunTrust, Applebee's, Hardee's, and more.

for sale

negotiable

for lease

\$250,000 per year

lease type

ground lease, build-to-suit

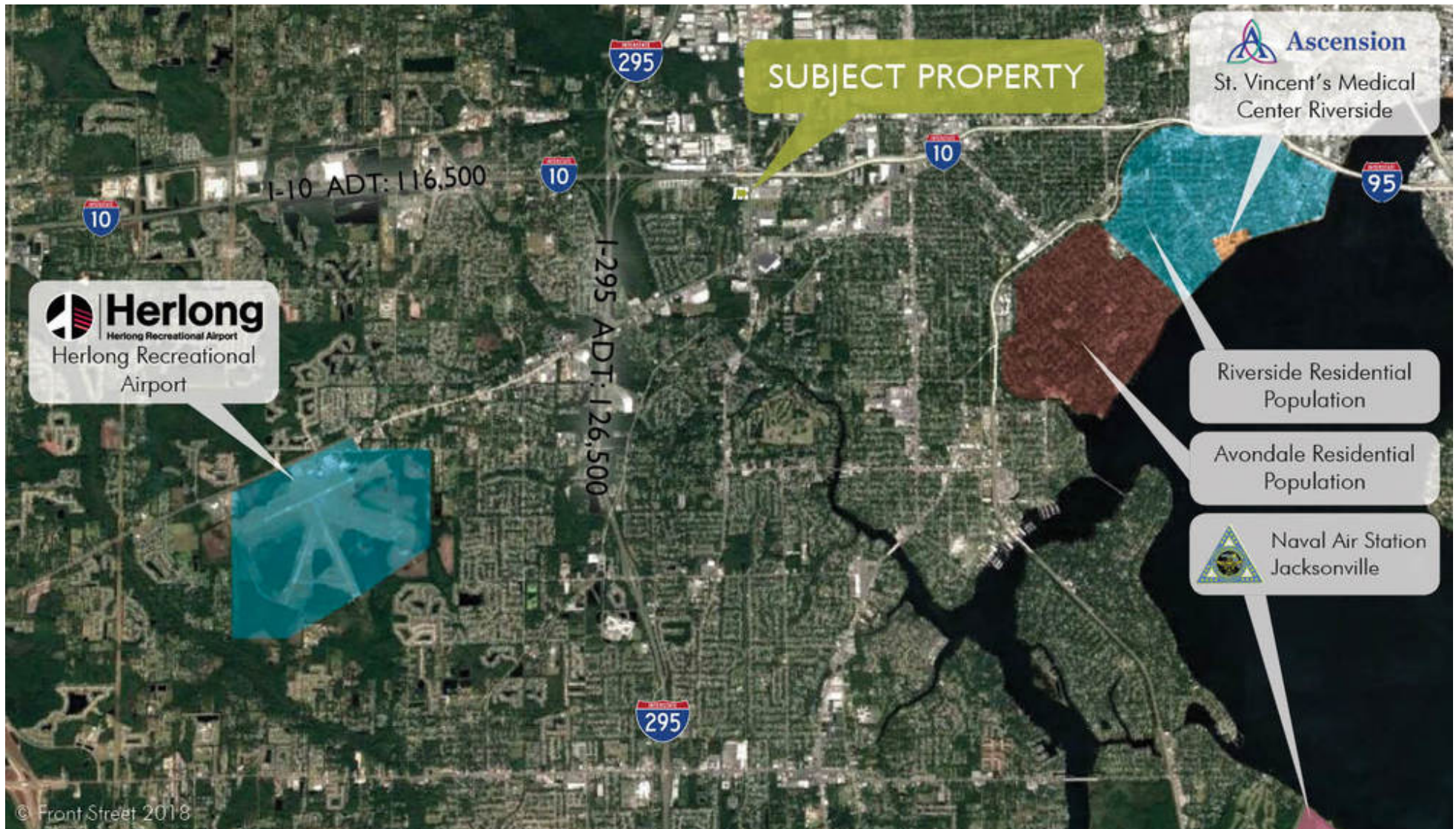
zoning

CCG-2



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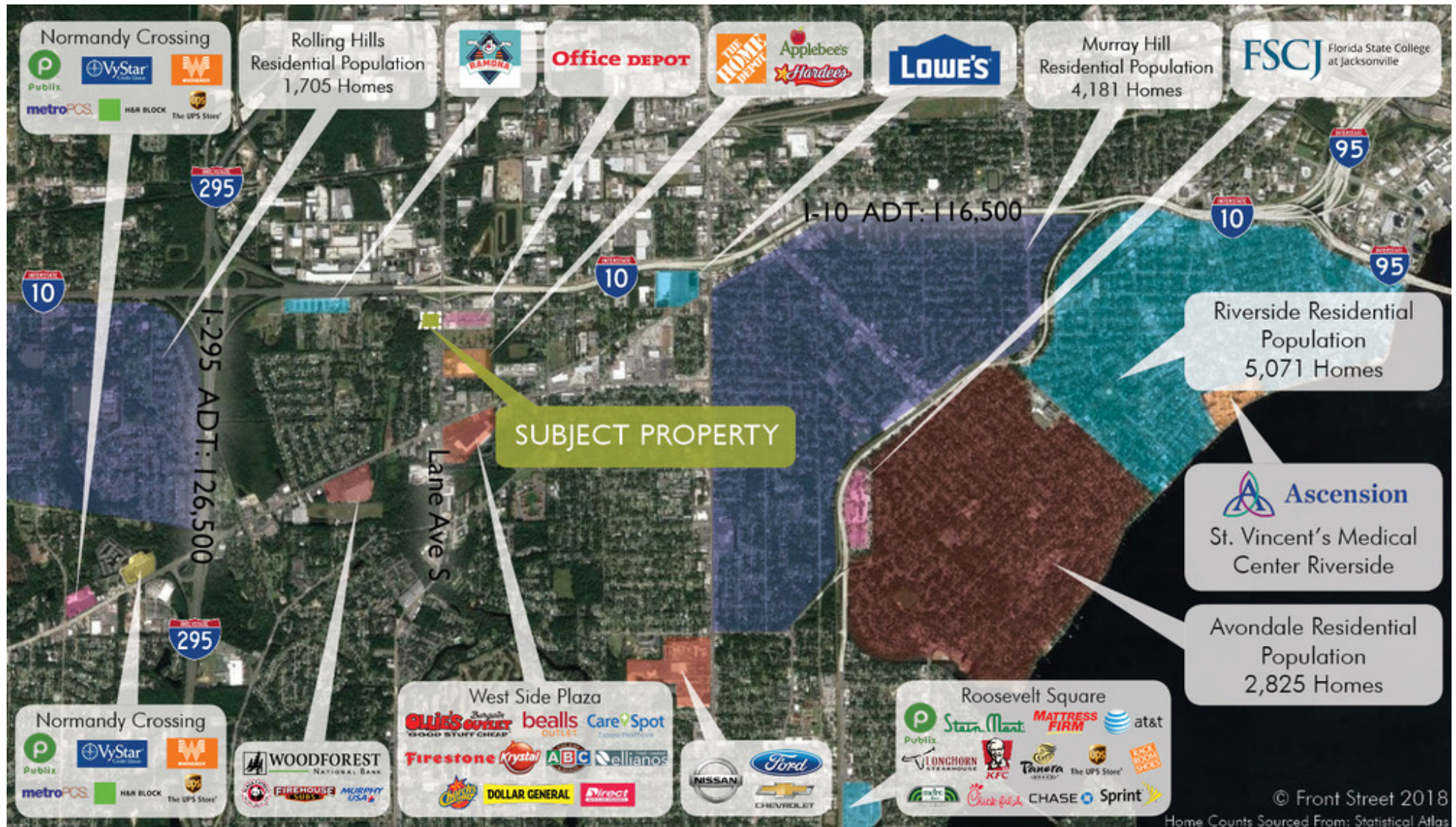
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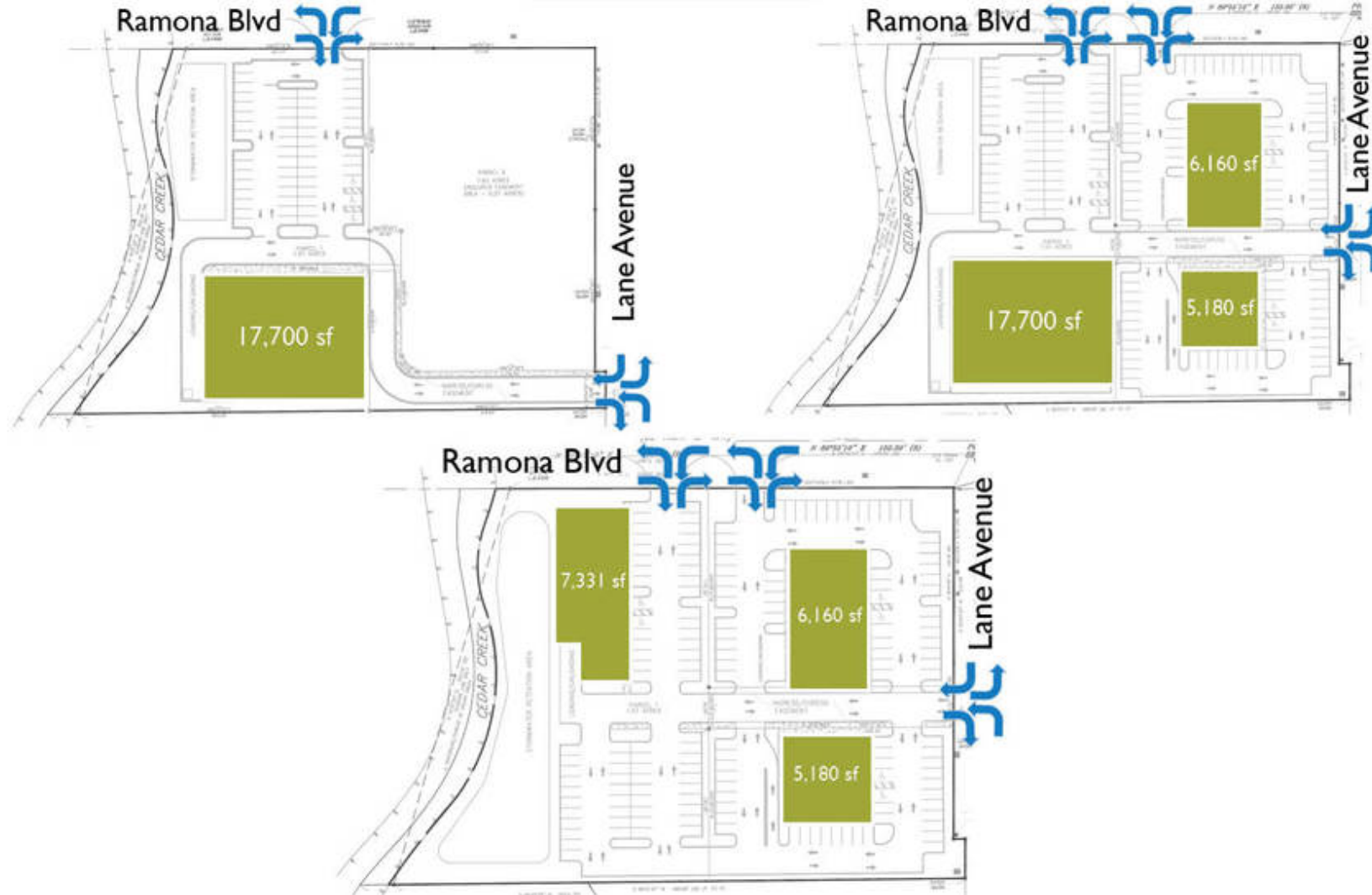
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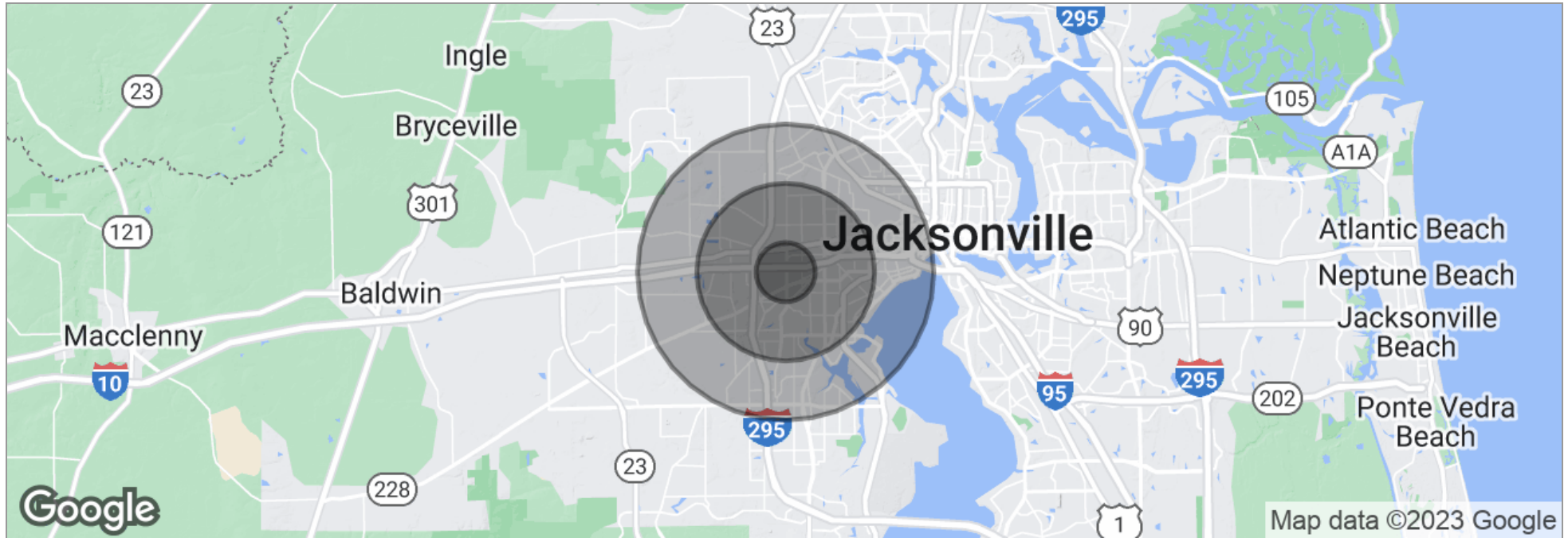
## Conceptual Site Plans





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	1 Mile	3 Miles	5 Miles
Total Population	4,770	55,256	147,279
Population Density	1,518	1,954	1,875
Median Age	33.7	36.0	36.7
Median Age (Male)	34.2	34.8	35.8
Median Age (Female)	32.8	36.2	37.2
Total Households	1,762	21,438	58,069
# of Persons Per HH	2.7	2.6	2.5
Average HH Income	\$41,679	\$47,898	\$52,195
Average House Value	\$98,563	\$157,276	\$192,837

\* Demographic data derived from 2020 ACS - US Census

# about front street

## SPECIALIZED

We are a full service, commercial only firm, with decades of experience throughout Florida in brokerage, property management and insurance. This specialization and focus achieves superior results for our clients.

## CONNECTED

We believe in the power of teams. Our comprehensive team approach gives our clients the benefit of an entire organization. Our comprehensive services and proactive marketing strategy keep us connected locally and regionally.

## INVESTED

We are INVESTED in our community, clients and industry. We maximize our impact in the communities we serve through action. Our team volunteers time, resources and commission revenue to local, cause-related organizations.

## OUR MISSION

To impact our community, clients, and industry by doing commercial real estate differently.

## OUR VISION

To serve a select group of owners and users of commercial real estate by leveraging the experience of our specialized, collaborative team and to impact our community through investment in cause-related organizations.

## OUR CORE VALUES

Be INVESTED, Challenge the Status Quo, Promote Creativity and Fun, Family First, Promote Health and Balance, Believe in the Power of Teams, Know When to Say No, Manage Resources Wisely, Be Proud but Humble.

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