

CORNER RETAIL FOR SALE

Former Gas Station C-Store • 12331 San Jose Blvd Jacksonville, FL 32223



OFFERING SUMMARY

Sale Price:	\$2,000,000
Lot Size:	1.51 Acres
Building Size:	952 SF
Zoning:	CCG-1
APN#:	158183-0000
Market:	Duval
Submarket:	Jacksonville

PROPERTY OVERVIEW

FEATURES:
Corner Property
952± sf - C-Store
5,482± sf - Canopy
4 MPDs
Large signage on San Jose

[Seller to impose a deed restriction against future gas uses, however is negotiable.]

LOCATION OVERVIEW

Location offers prime exposure to high traffic volumes and a vibrant retail landscape. Surrounded by established neighborhoods including Mandarin and the Southside, this area attracts a robust consumer base.

Located on corner of San Jose Blvd. at Paddle Creek Dr.

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ADDITIONAL PHOTOS

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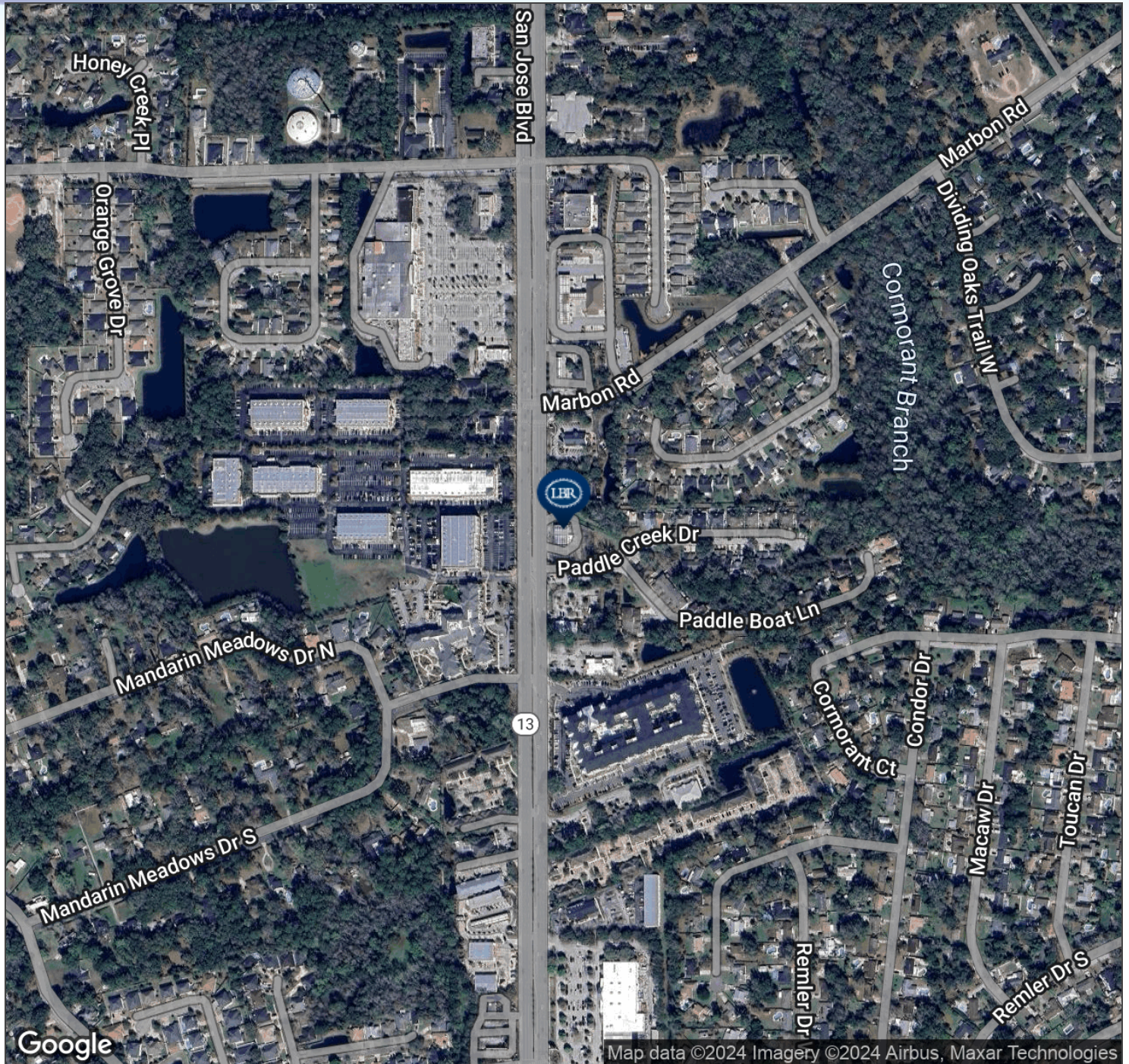
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AERIAL MAP

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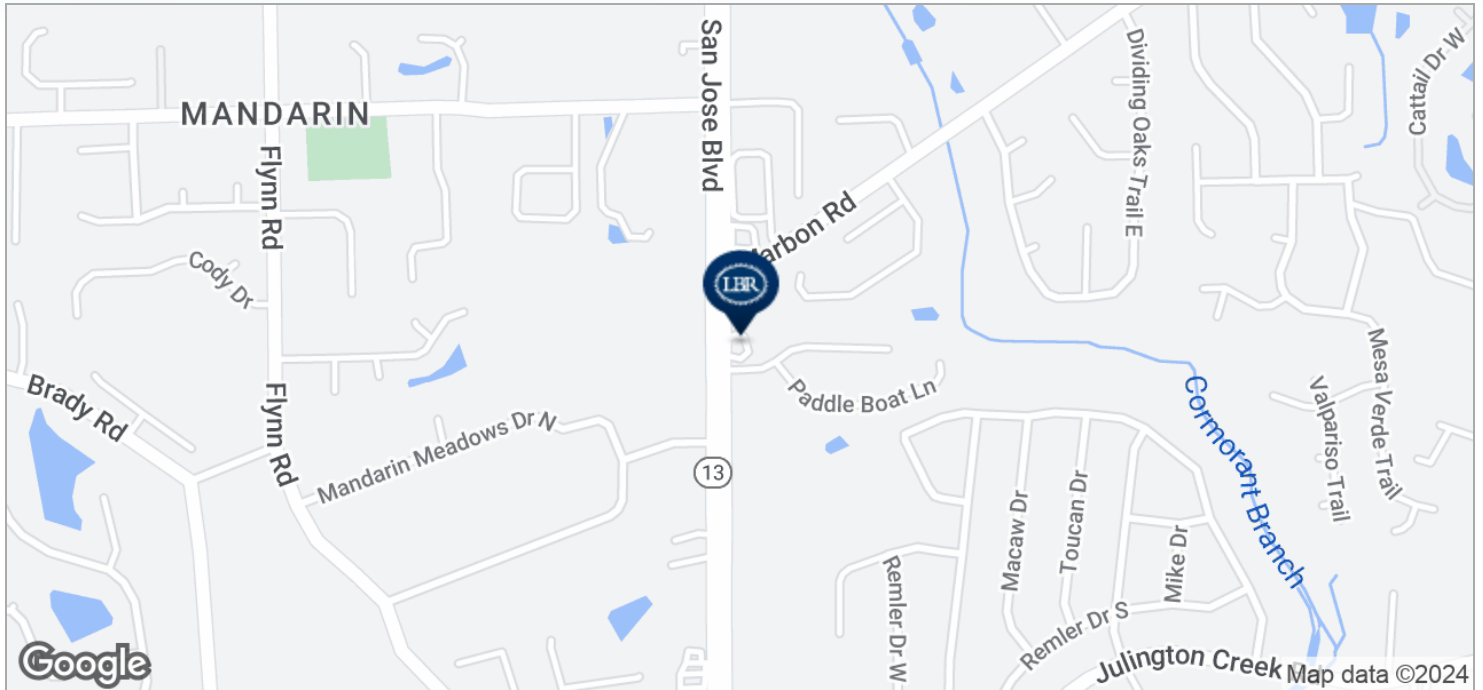
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LOCATION MAPS

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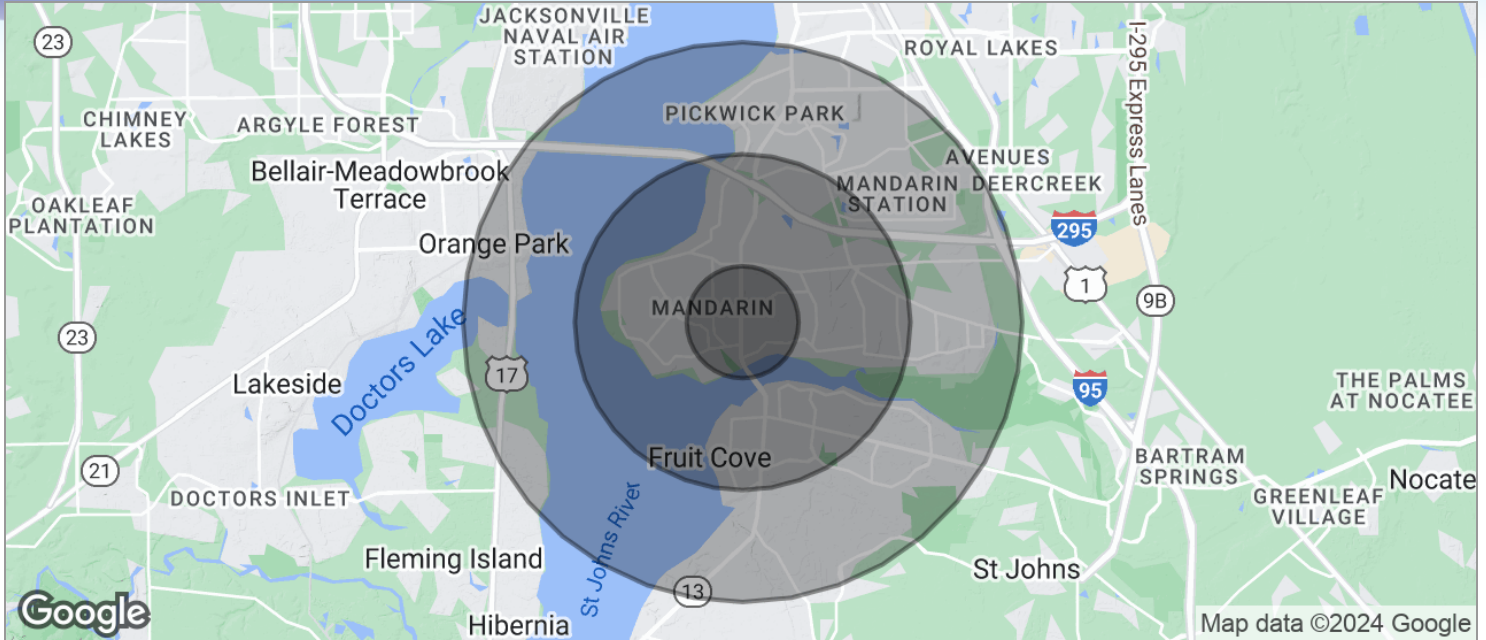
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,773	39,415	101,187
MEDIAN AGE	45.2	41.2	39.4
MEDIAN AGE (MALE)	44.8	39.3	38.4
MEDIAN AGE (FEMALE)	45.6	43.1	40.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,368	14,985	38,225
# OF PERSONS PER HH	2.8	2.6	2.6
AVERAGE HH INCOME	\$119,119	\$93,025	\$91,938
AVERAGE HOUSE VALUE	\$344,608	\$342,949	\$329,976

* Demographic data derived from 2020 ACS - US Census

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