

FOR SALE

RetailNet
REAL ESTATE

JACKSONVILLE, FL
Former *Walgreens* #7257

± 1.99 AC | ± 13,860 SF + DT | \$1.7MM

6103 FORT CAROLINE RD



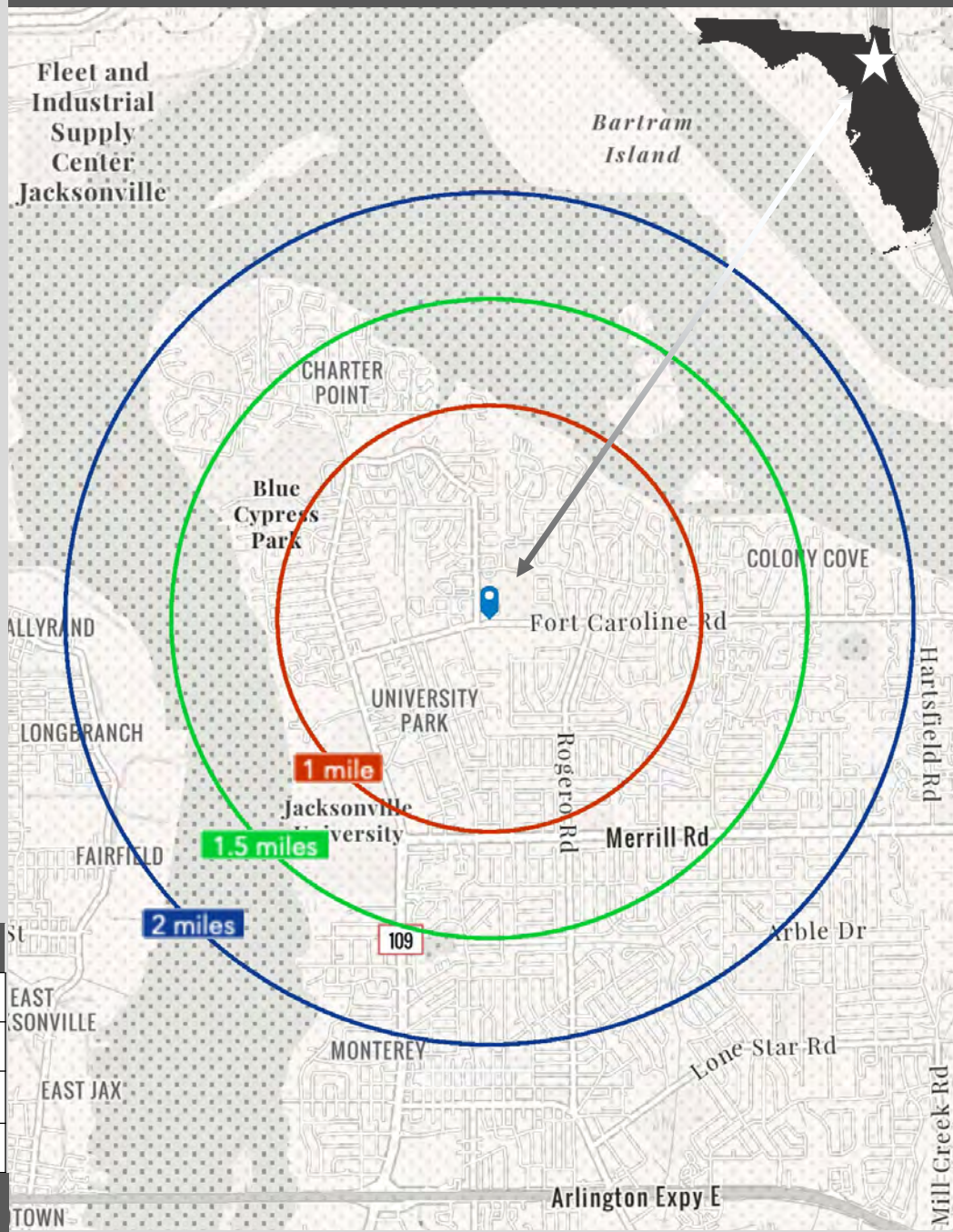
JACKSONVILLE, FL

Property Overview

- ✦ **Suggested Price.** \$1,700,000 (±\$122.65 psf)
- ✦ **Delivery.** 'As-Is', vacant (FF&E not included)
- ✦ **Property.** ±1.99 AC
- ✦ **Building.** ±13,860 SF + drive-thru
- ✦ **Year Built.** 2003
- ✦ **Upgrades.** HVAC '19 [Permit](#)
- ✦ **Access.** Fort Caroline Rd – 2 RI/ROs; University Club Blvd – RI/RO
- ✦ **Signage.** Dedicated pylon + building
- ✦ **Parking.** ±58 spaces
- ✦ **Signaled intersection.** Fort Caroline Rd + University Club Blvd
- ✦ **Zoning.** Commercial Community/General CCG-1 – [Permitted Uses](#)
- ✦ **Parcel ID.** 1089640700 [Parcel Info](#)
- ✦ **Flood Zone.** X
- ✦ **Deed Restriction.** Pharmacy

'25 Estimates	1 mile	1.5 miles	2 miles
Population	15,991	28,176	39,257
Households	6,390	10,710	14,989
Avg. HH Inc.	\$74,141	\$74,290	\$75,857
Fort Caroline Rd – Daily Traffic Count Estimate			16.4K VPD

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University Club Blvd

Fort Caroline Rd – 16,430 VPD



CITI TRENDS

Winn-Dixie

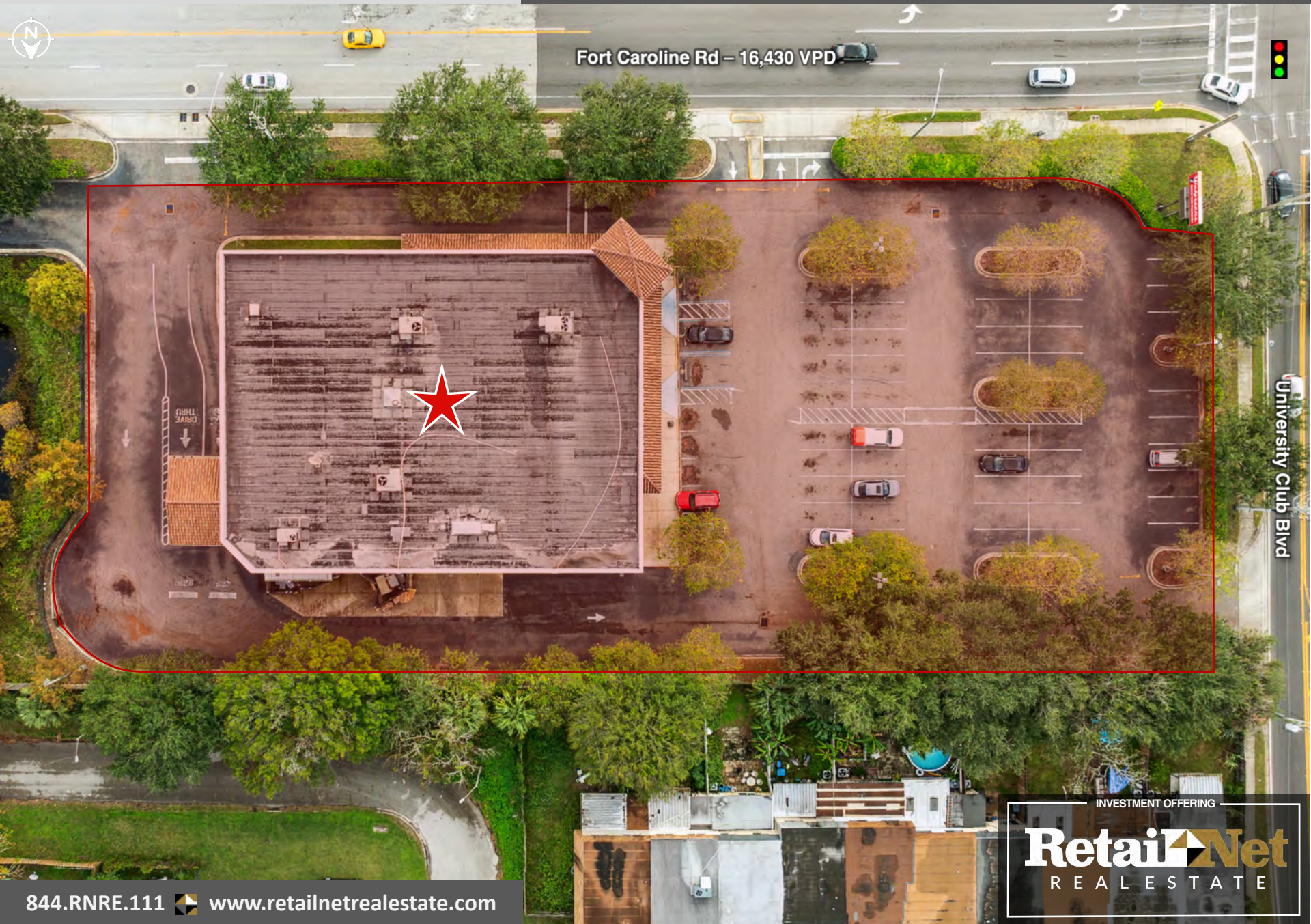


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Fort Caroline Rd – 16,430 VPD

University Club Blvd



Fort Caroline Rd – 16,430 VPD

University Club Blvd

Winn-Dixie

Winn-Dixie

planet fitness



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University Club Blvd

Fort Caroline Rd – 16,430 VPD

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TERMS*

OFFERING PRICE

\$1,700,000

DELIVERY

Vacant (FF&E not included)

DEED RESTRICTION

Pharmacy

TERMS

As-Is

****Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee***

CONTACT

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