

FOR SALE

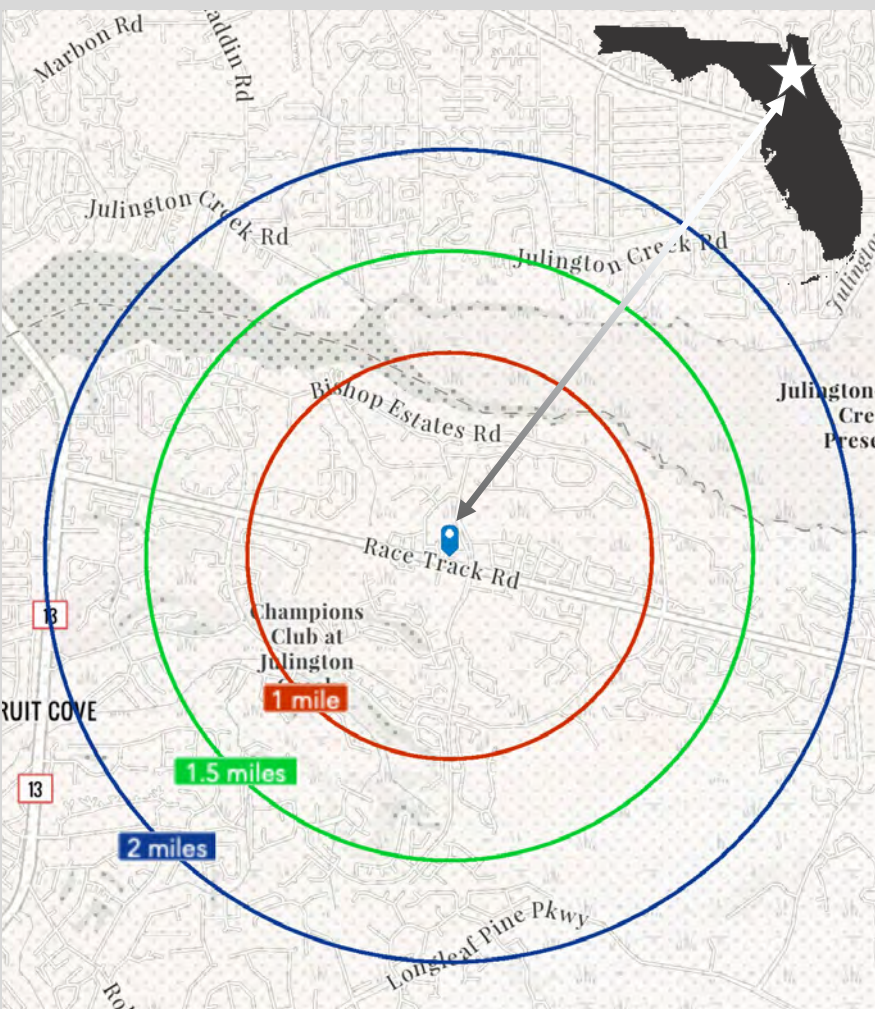
RetailNet
REAL ESTATE

JACKSONVILLE, FL
Former *Walgreens* #9026

± 2.00 AC | ± 14,470 SF + DT | \$2.35MM

105 JULINGTON PLAZA DR





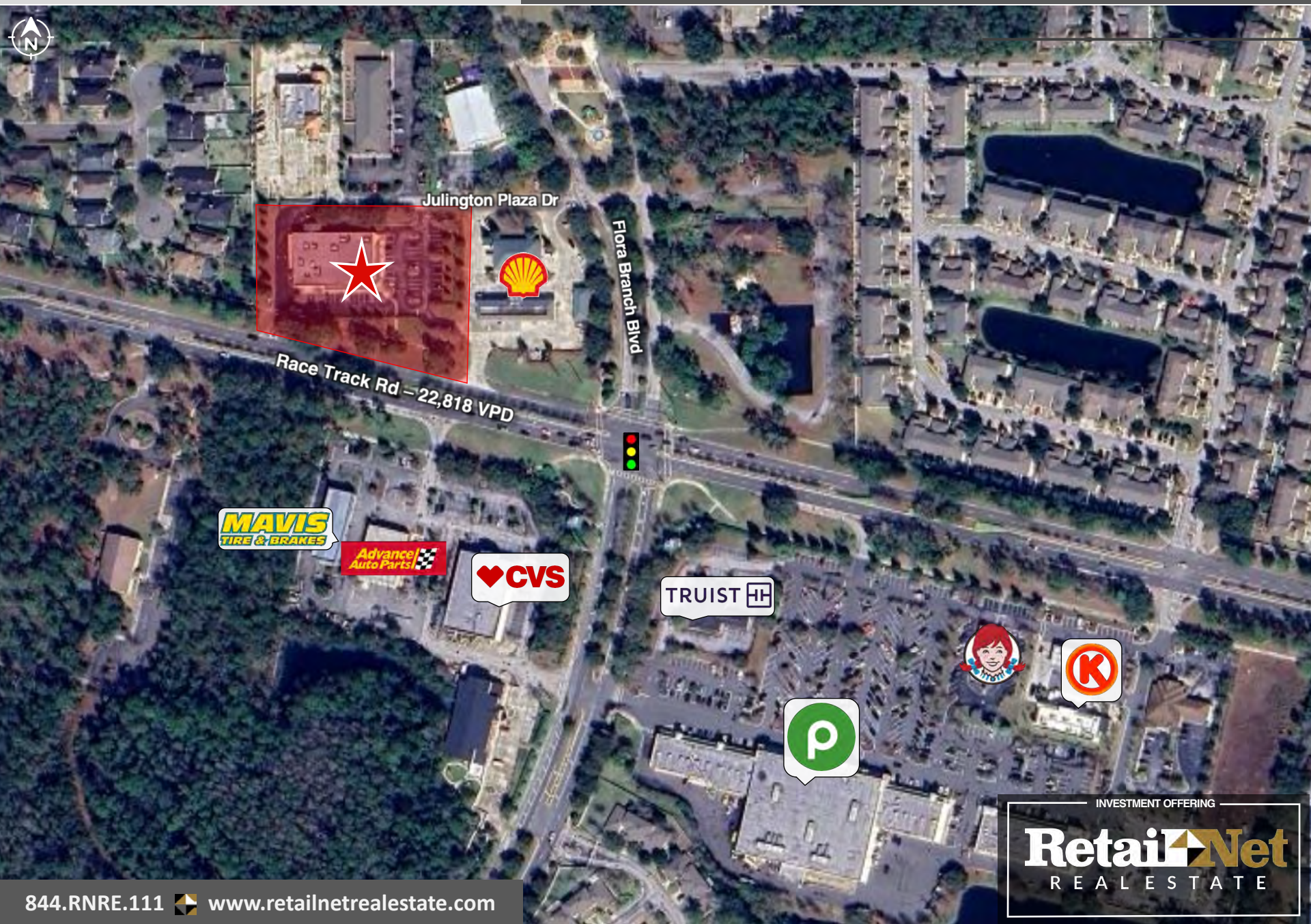
Property Overview

- ✦ **Suggested Price.** \$2,350,000 (\pm \$160 psf)
- ✦ **Delivery.** 'As-Is', vacant
- ✦ **Building.** \pm 14,470 SF + double drive-thru
- ✦ **Year Built.** 2005 (roof + HVAC original)
- ✦ **Property.** \pm 2.00 AC
- ✦ **Signage.** 2 monuments + building
- ✦ **Parking.** \pm 47 spaces
- ✦ **Access.** Race Track Rd – 2 RI/ROs; Flora Branch Blvd – extended FI/FO
- ✦ **Signaled Intersection.** Race Track + Flora Branch
- ✦ **Zoning.** PUD – [Permitted Uses](#)
- ✦ **Parcel #.** 249836-0020 - [Parcel Info](#)
- ✦ **Prohibited Uses.** Convenience store with gas pumps, car wash, pharmacy and/or anything other than a general commercial use.

Location Overview

- ✦ **Convenient Julington Creek Plantation Location.** NWQ of Race Track & Flora Branch
- ✦ **Affluent Trade Area.** Avg HH Income of ~\$158K
- ✦ **Central Neighborhood Retail Location.** Nearby businesses include Publix, CVS, Truist, Advanced Auto, Mavis & Tuffy Tire.

'25 Estimates	1 mile	1.5 miles	2 miles
Population	8,781	14,652	28,808
Households	3,092	5,026	9,896
Avg. HH Inc.	\$158,080	\$164,302	\$157,981
Race Track Rd – Daily Traffic Count Estimate			22,818 VPD



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Julington Plaza Dr



Race Track Rd – 22,818 VPD

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Julington Plaza Dr

Flora Branch Blvd

Race Track Rd - 22,818 VPD

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Race Track Rd – 22,818 VPD

Julington Plaza Dr

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♥CVS

Advance
Auto Parts

MAVIS
TIRE & BRAKES

Race Track Rd - 22,818 VPD

Flora Branch Blvd

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TRUIST

CVS

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Auto Parts

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TIRE & BRAKES




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TERMS



OFFERING PRICE	\$2,350,000 (\pm \$160 psf)
DELIVERY	Vacant
TERMS	'As-Is', No Financing Contingency
DEED RESTRICTION	Pharmacy
OFFERS EVALUATED AS RECEIVED	

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

CONTACT

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