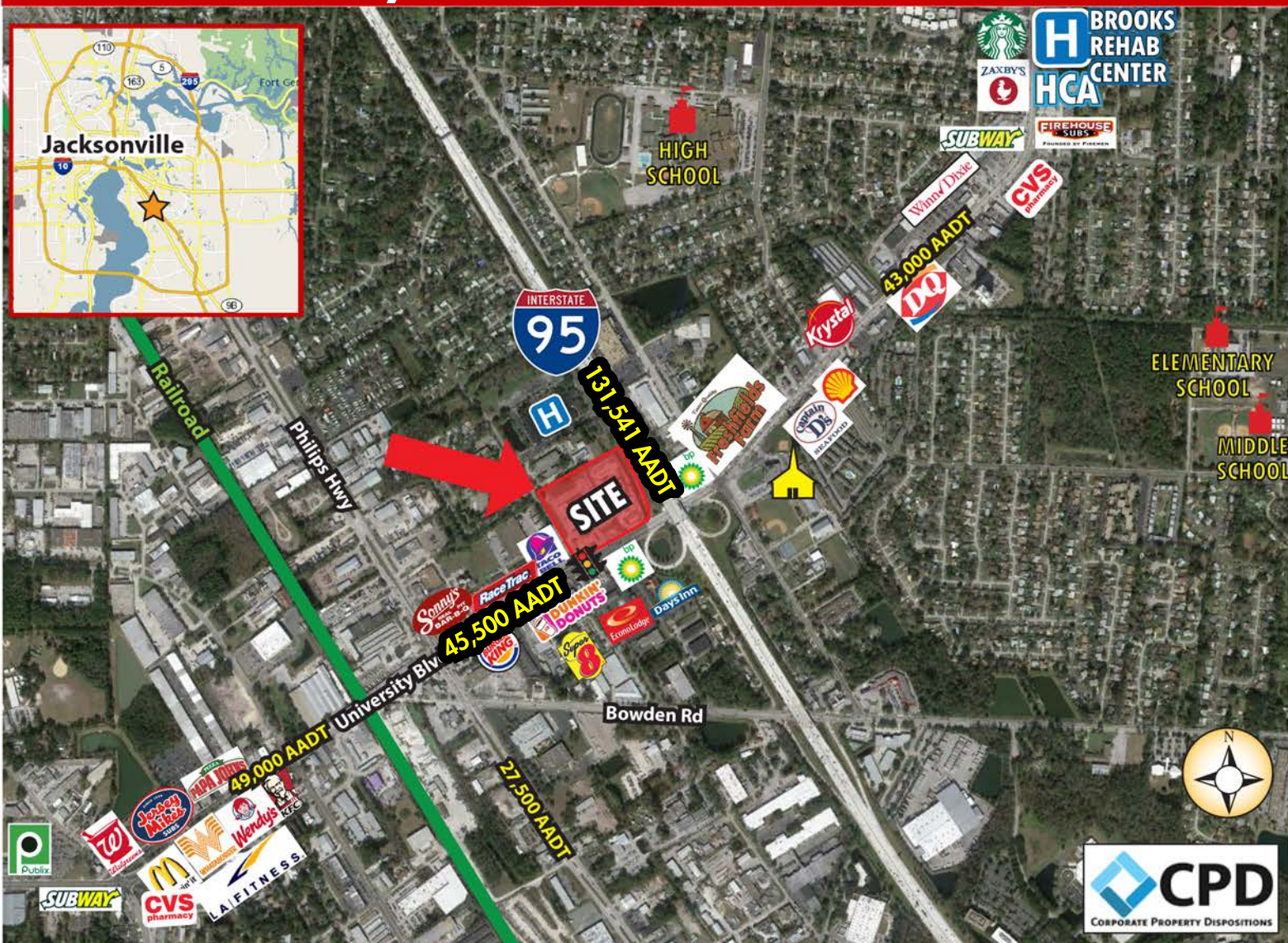


For Sale | Outparcels: 10 Acre Site

I-95 & University Blvd, Jacksonville FL



Property Highlights:

- 10 Acre site adjacent to I-95
- 45,500 AADT on University Blvd in front of Site
- Prime Location Ideal for Fast Food, Gas Station, Hotel, Car Wash
- High Employment Area with High Daytime Population Count

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	7,598	68,534	161,958
AVERAGE HH INCOME	\$48,337	\$66,804	\$63,065
# OF HOUSE HOLDS	3,045	29,005	69,464
DAYTIME POPULATION	14,898	136,040	300,054

FOR MORE INFORMATION
PLEASE CONTACT:

Clint Murphy

PHONE: 904-742-2180

EMAIL: cmurphy@murphylandretail.com



11555 Central Parkway,
Ste 1102
Jacksonville, FL 32224

I-95 & University Blvd, Jacksonville FL

CONCEPT SITE PLAN

