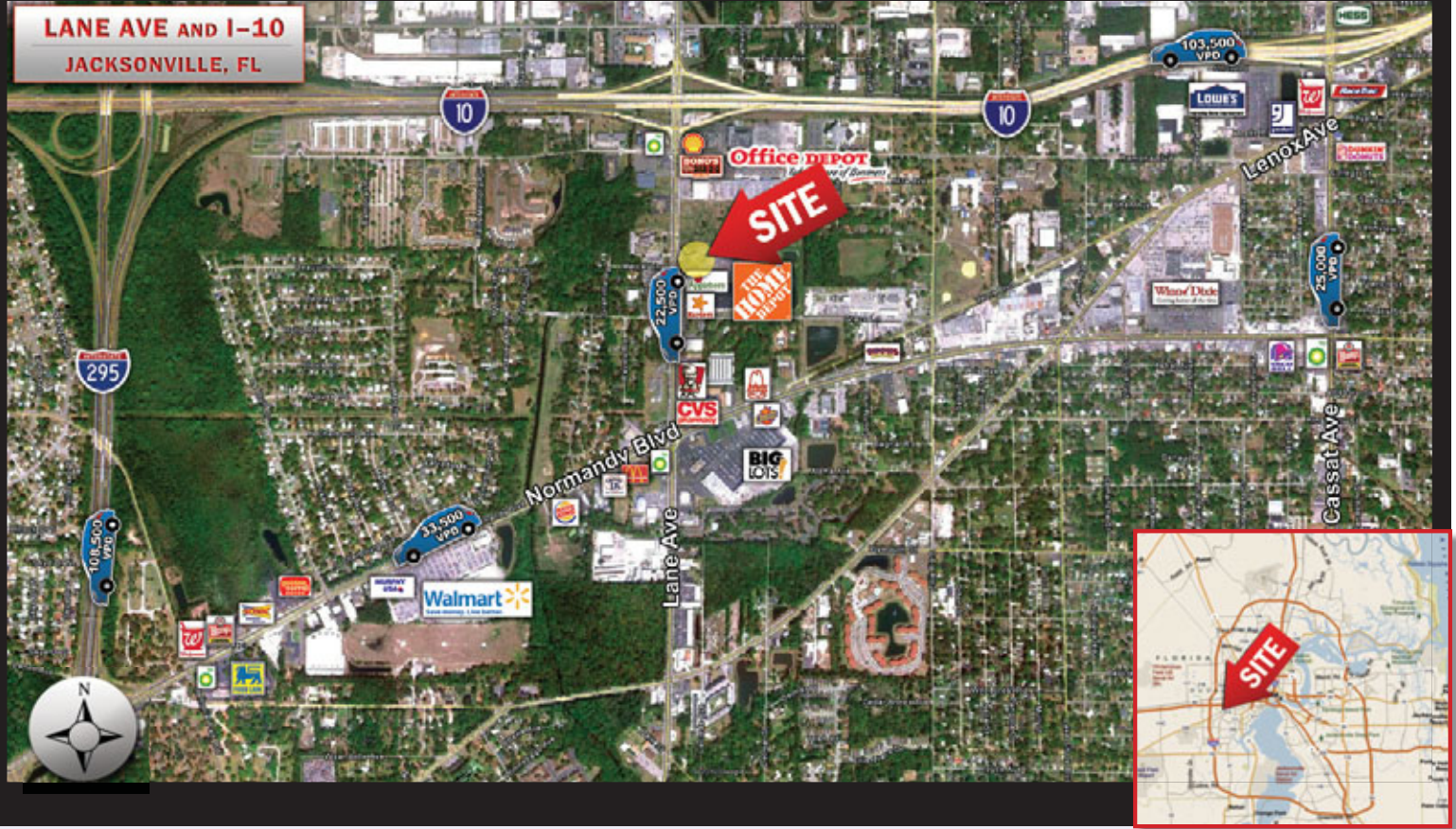


Ground Lease Site Available

+/- 0.82 Acres

WEST SIDE JACKSONVILLE, FL

Located at 843 Lane Avenue,
near I-10



SITE DATA / PROPERTY HIGHLIGHTS:

- Land size: +/- 35,720 SF ; 0.82 Acres
- Leasing Price: \$72,000/Year
- Zoning: CCG-2
- Vacant land positioned directly in front of Home Depot
- Traffic light at Intersection
- 22,500 VPD traffic count

FOR MORE INFORMATION PLEASE CONTACT:

Tracy Ahearn
Phone: 904.645.7281
tahearn@murphylandretail.com



11555 Central Parkway Suite 1102
Jacksonville, FL 32224

DEMOGRAPHICS 2011	1 MILE	3 MILES	5 MILES
POPULATION	4,651	58,205	147,416
AVG HH INCOME	\$44,367	\$50,168	\$54,811
DAYTIME POPULATION	8,429	33,466	78,307

GROUND LEASE AVAILABLE

LANE AVENUE SOUTH AND I-10



DEMOGRAPHICS 2011	1 MILE	3 MILES	5 MILES
POPULATION	4,651	58,205	147,416
AVG HH INCOME	\$44,367	\$50,168	\$54,811
DAYTIME POPULATION	8,429	33,466	78,307



11555 Central Parkway
Suite 1102
Jacksonville, FL 32224

FOR MORE INFORMATION
PLEASE CONTACT:

Tracy Ahearn
904.645.7281
tahearn@murphylandretail.com