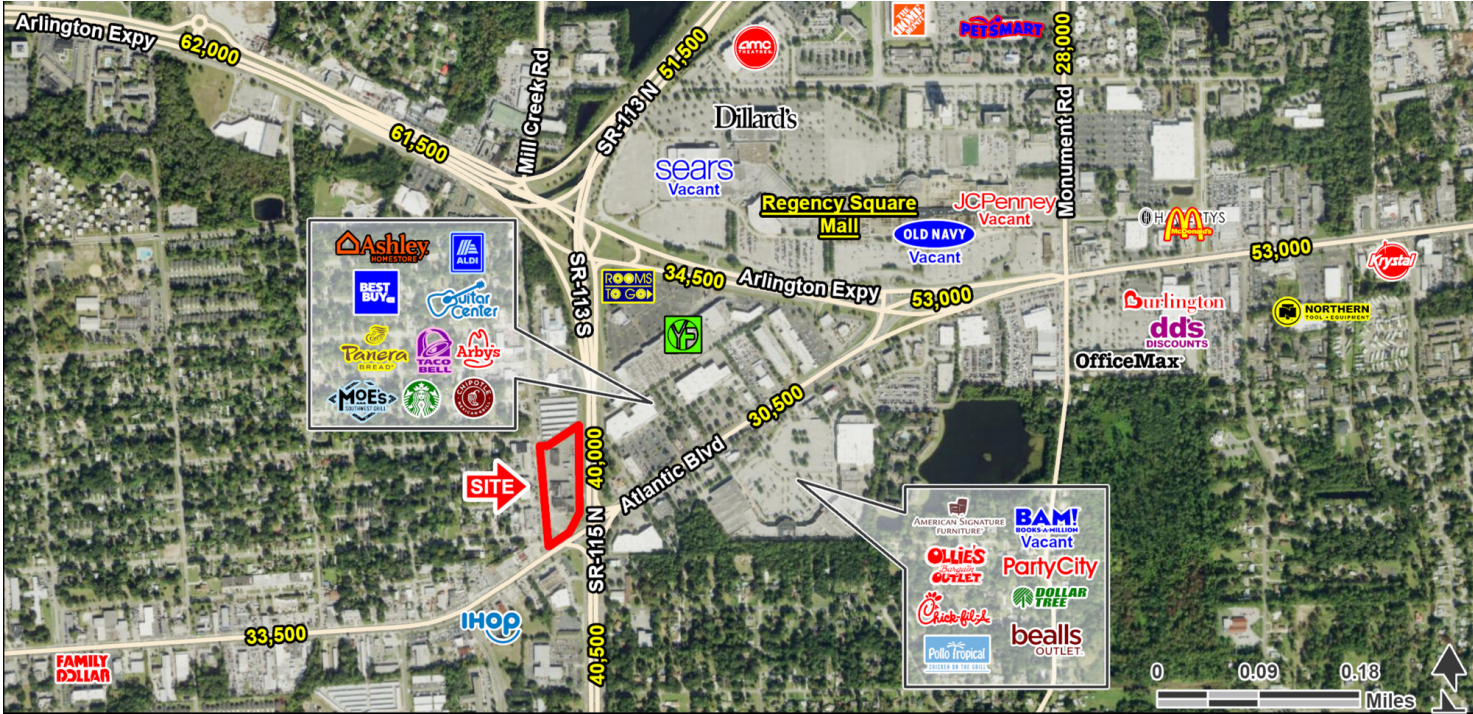


# NWQ ATLANTIC BLVD & SOUTHSIDE BLVD

NWQ Atlantic Blvd & Southside Blvd, Jacksonville, FL

## EXECUTIVE SUMMARY



### LOCATION OVERVIEW

NWQ Atlantic Blvd & Southside Blvd

### PROPERTY HIGHLIGHTS

- 2.36 AC available for sale
- \$18/sf
- Signalized access to one of Jacksonville’s premier intersections
- Cross Access with National Convenience Store
- Well established dense suburban corridor
- Traffic Counts (AADT): Atlantic Blvd - 33,500; Southside Blvd - 40,000

### DEMOGRAPHICS

|                        | 1 MILE | 3 MILES | 5 MILES |
|------------------------|--------|---------|---------|
| Total Population       | 10,461 | 89,458  | 214,896 |
| Daytime Population     | 12,445 | 84,513  | 219,963 |
| Households             | 4,016  | 35,680  | 84,872  |
| Average HH Income (\$) | 53,002 | 63,026  | 69,193  |



### EXCLUSIVE AGENT(S)

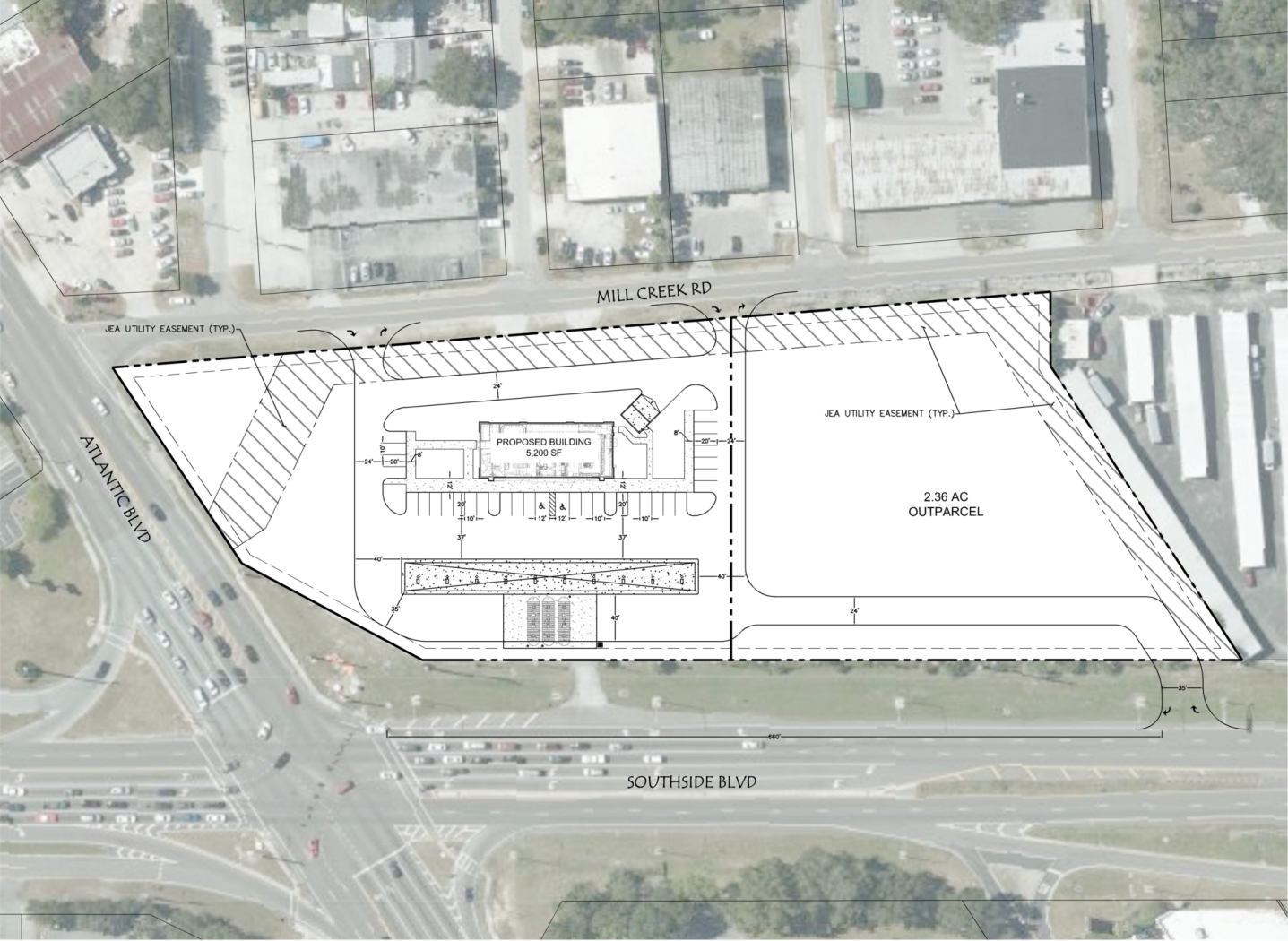
SCOTT GILES • scott.giles@tscg.com • 904.565.2635



# NWQ ATLANTIC BLVD & SOUTHSIDE BLVD

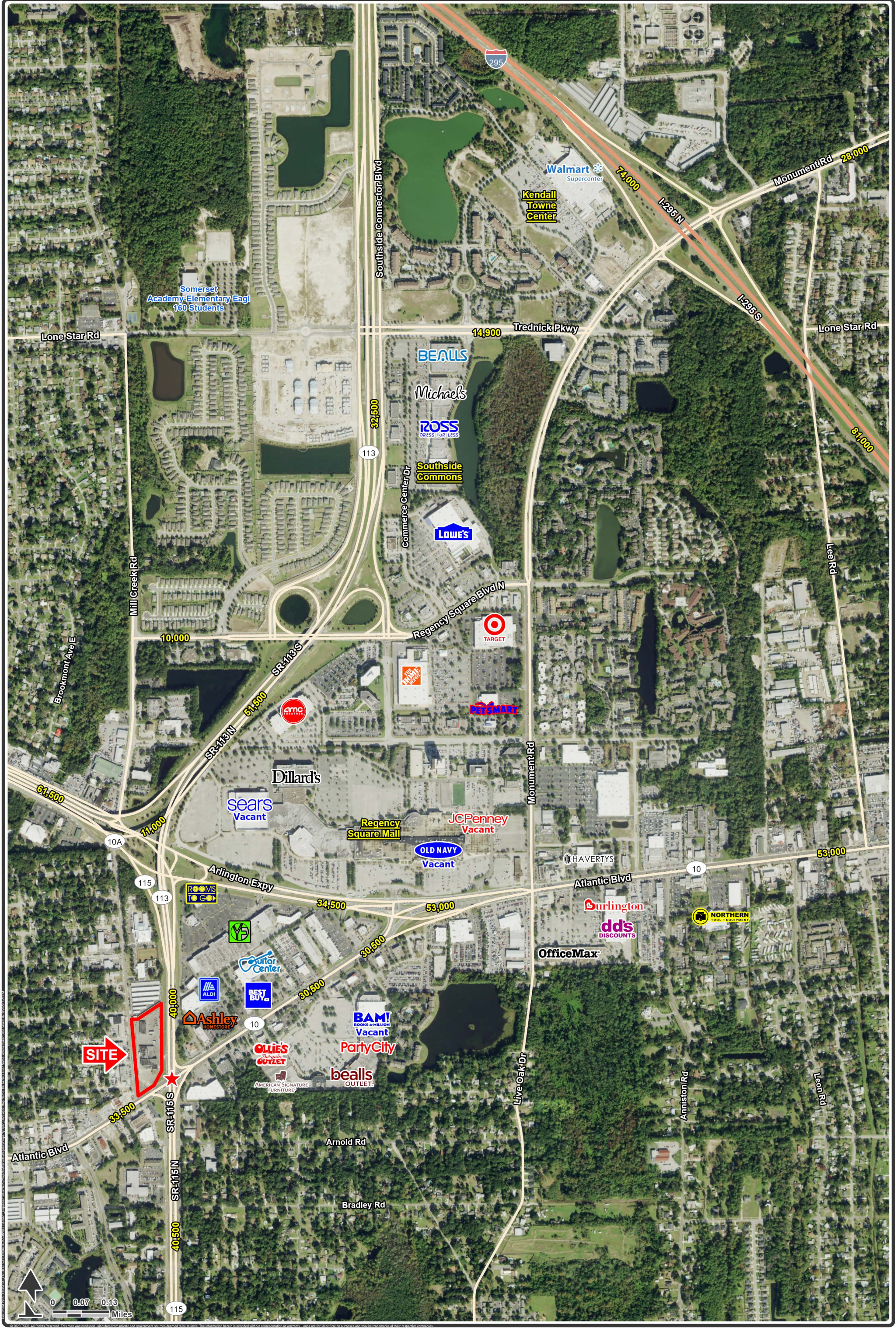
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## SITE PLAN



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# Regency

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