



**Bishop Beale Duncan**  
COMMERCIAL REAL ESTATE

510 Myrtle Ave. – 1323 Church St. W.  
Jacksonville, FL 32204

**OWNER USER/INVESTMENT OPPORTUNITY AVAILABLE IN RAIL  
YARD DISTRICT**



## FOR SALE

- + **Sale Price:** \$950,000
- + **Total Bldg Size:** 18,800 SF
  - 520 Myrtle: 6,200 SF
  - 526 Myrtle: 4,800 SF
  - 1323 W. Church: 7,800 SF
- + **Lot Size:** 50,475 SF (1.15 AC)
- + **Zoning:** IL (Light Industrial)



## Highlights

- Corner lot development site/owner user opportunity near Downtown Jacksonville
- Owner/User potential with three (3) warehouses
- Located in the Rail Yard District
- (6) Drive-In Doors
- (1) Dock Loading
- 3-Phase Power
- Total Taxes: \$5,409.70/yr

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### BISHOP BEALE DUNCAN

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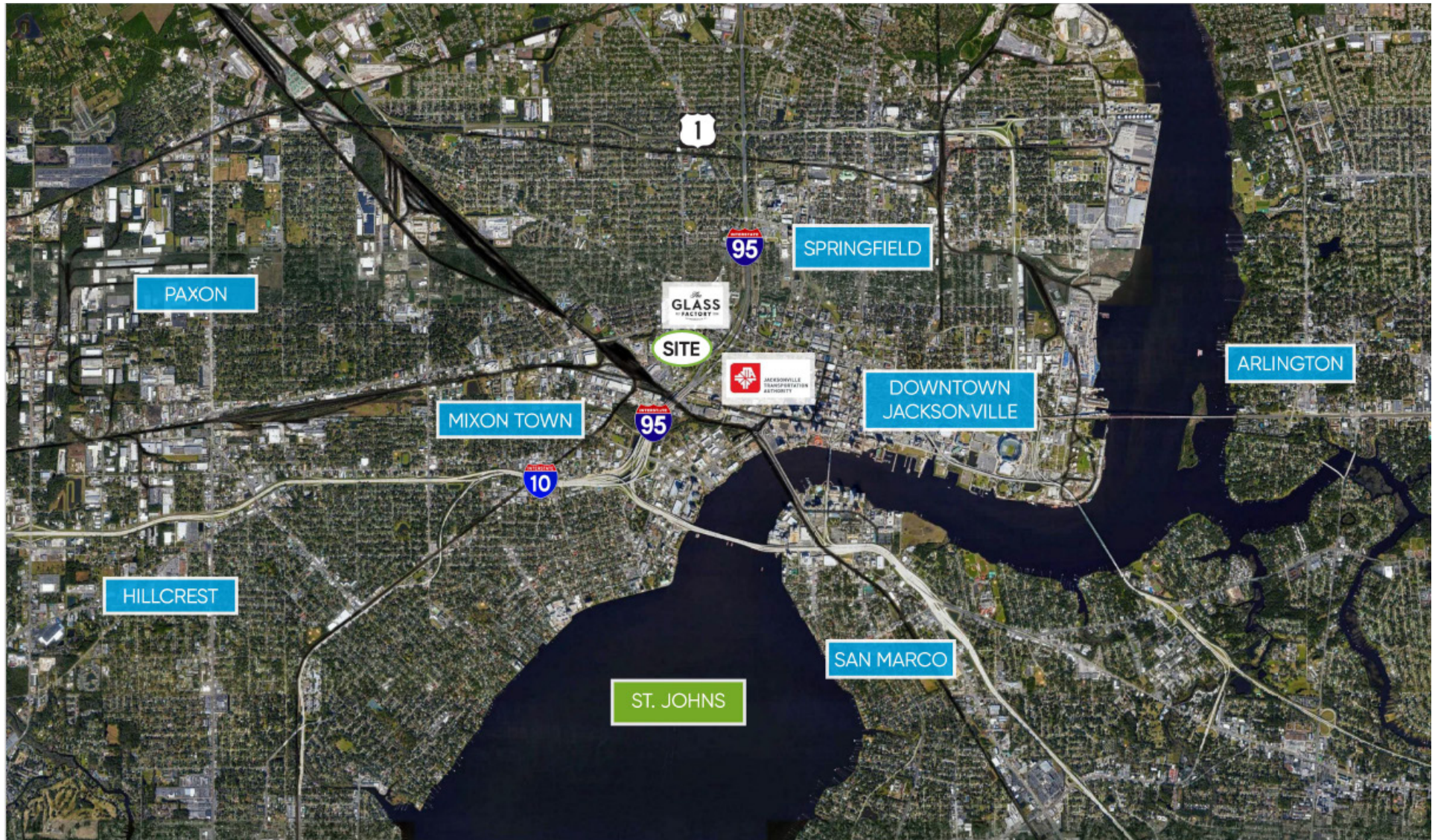


# Site Images



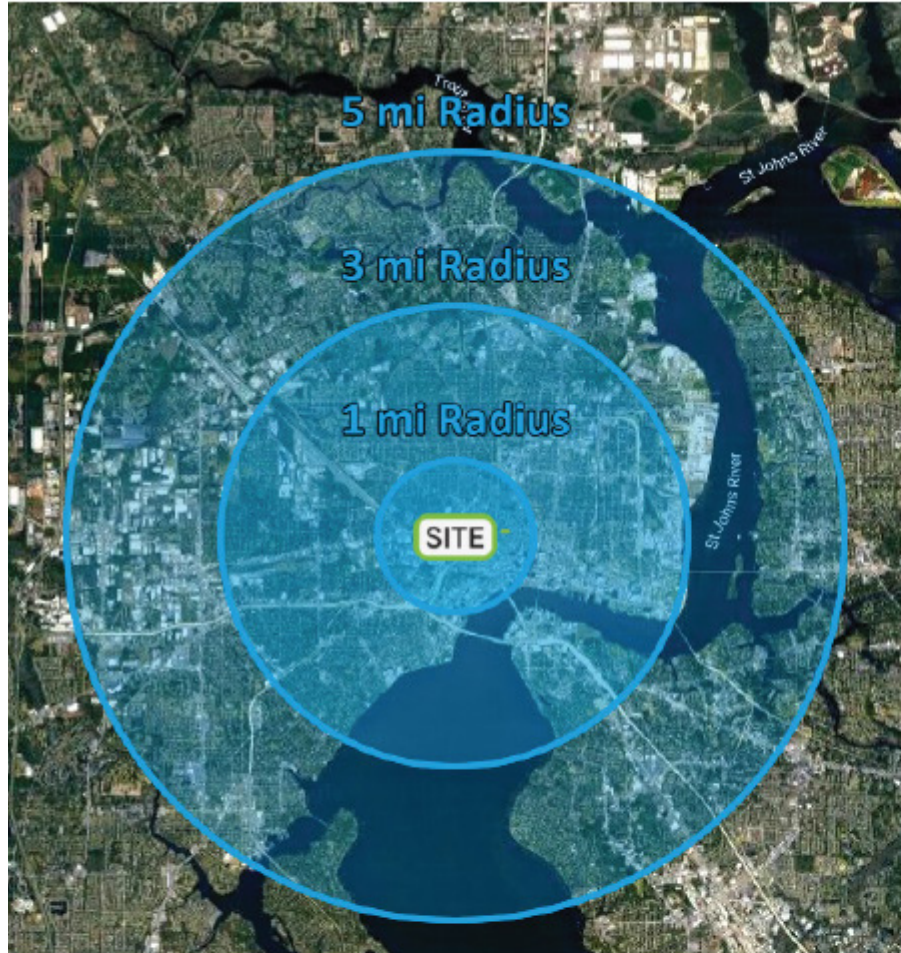


# Site Location

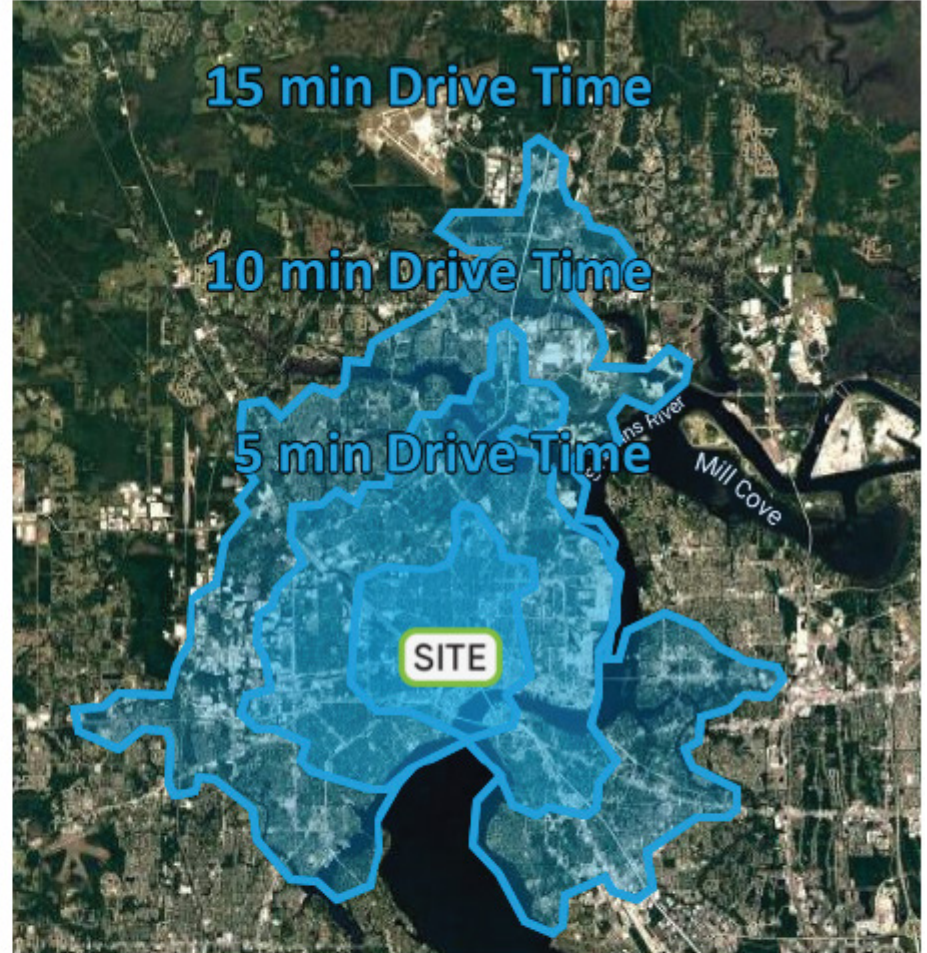




# Demographics



Radius	Population	HH Income	Businesses	Employees
1-Mile	9,042	\$43,888	1,228	17,599
3-Mile	87,410	\$57,173	7,384	86,057
5-Mile	184,716	\$60,505	14,210	143,605



Drive Times	Population	HH Income	Businesses	Employees
5-Minutes	39,429	\$44,972	4,655	60,326
10-Minutes	129,589	\$55,982	10,077	110,884
15-Minutes	239,616	\$60,562	17,947	176,532