

For Sale or Lease

# 1.025 Acres – Commercial Site

SWC CR 220 & College Dr., Clay County, Florida

**LOCATION:** Southwest corner of CR 220 and College Dr., Clay County, Florida

**SIZE:** 1.025 Acres. 203 ft. x 203 ft.

**PRICE:** \$600,000 or \$60,000/year NNN

**ZONING:** BA – Commercial

**UTILITIES:** All utilities available to site

**DEMOGRAPHICS:** Population .....40,260  
(3-mile Radius) Median HH income .....\$63,288  
Average HH income .....\$75,685  
Retail Sales.....\$718 Million

**COMMENTS:** Signalized Corner  
CR 220 being 4-laned in front of site  
Traffic count on CR 200 is 26,500 per day



For more information please contact:

**F. Logan Holz**

Senior Director, Land Brokerage Services

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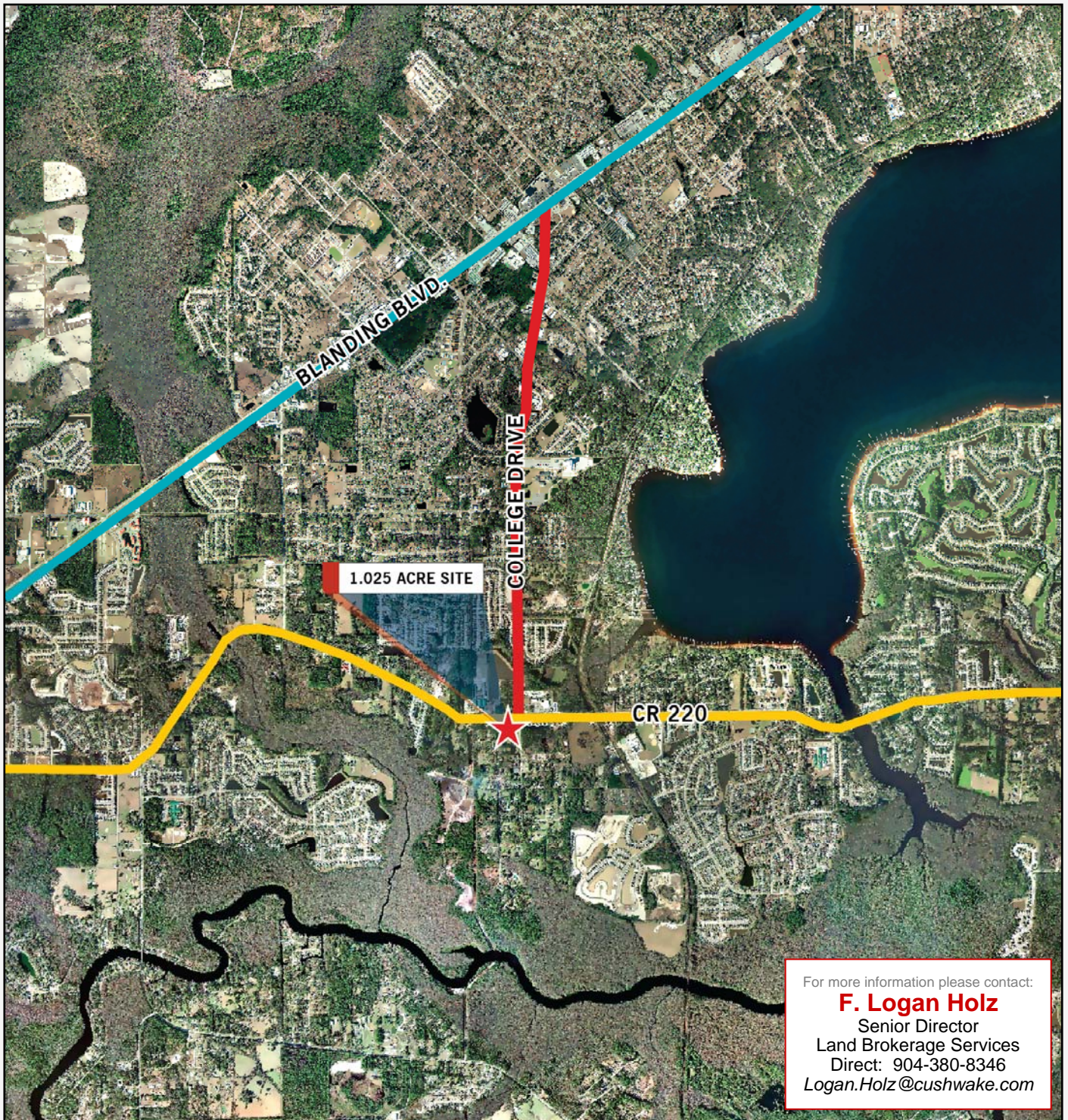


13901 Sutton Park Dr. S., Suite 170, Jacksonville, FL 32224

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A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates either a lease which is unconditionally executed and delivered by and between lessor and lessee or a closing and transfer of title between our principal and purchaser (a copy of the rates and conditions referred to above are available upon request).

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