



FREE STANDING BLDG | FOR SALE

2955 Christopher Road
Jacksonville, FL 32217

KAYLA DEGUZMAN
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SALE OFFERING

SALE PRICE	\$350,000
Address:	2955 Christopher Road



Year built:	1953
Size:	2,152 SF
Zoning:	CCG-1
Lot Size:	0.18 AC
Tenancy:	Single Tenant
Yard:	Yes, fenced in yard
Sale Type:	Owner-user

SALE OVERVIEW

Cantrell & Morgan is pleased to present this free standing CCG-1 commercial building for sale in Jacksonville, FL. Located near the intersection of Saint Augustine Rd and University Blvd, this is a great opportunity for an owner user operator.

The property has a beautiful lobby, 2 large bathrooms, and multiple private offices. There is ample natural light throughout the property and a large fenced in yard. The CCG-1 zoning allows for a variety of uses including retail, medical, office, and special purpose operators.

The property has recently been renovated, and now has a brand new septic tank, roof, HVAC unit, mini-split unit, new plumbing, and new electrical panel. With dense commercial and residential surrounding the property, this is an ideal location for a variety of users.

PROPERTY HIGHLIGHTS

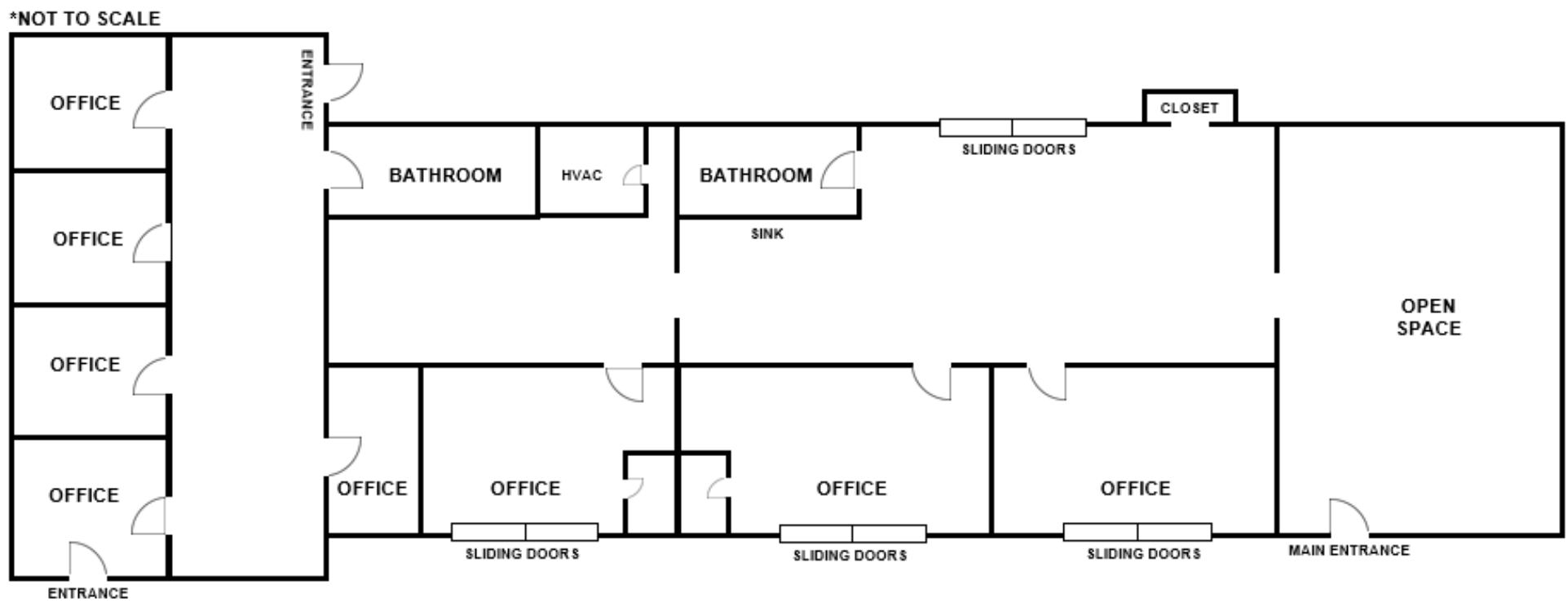
- Free Standing single tenant building
- Fully fenced in back yard
- CCG-1 zoning
- Recently Renovated

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FLOOR PLAN



INTERIOR PHOTOS



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SURROUNDING AREA

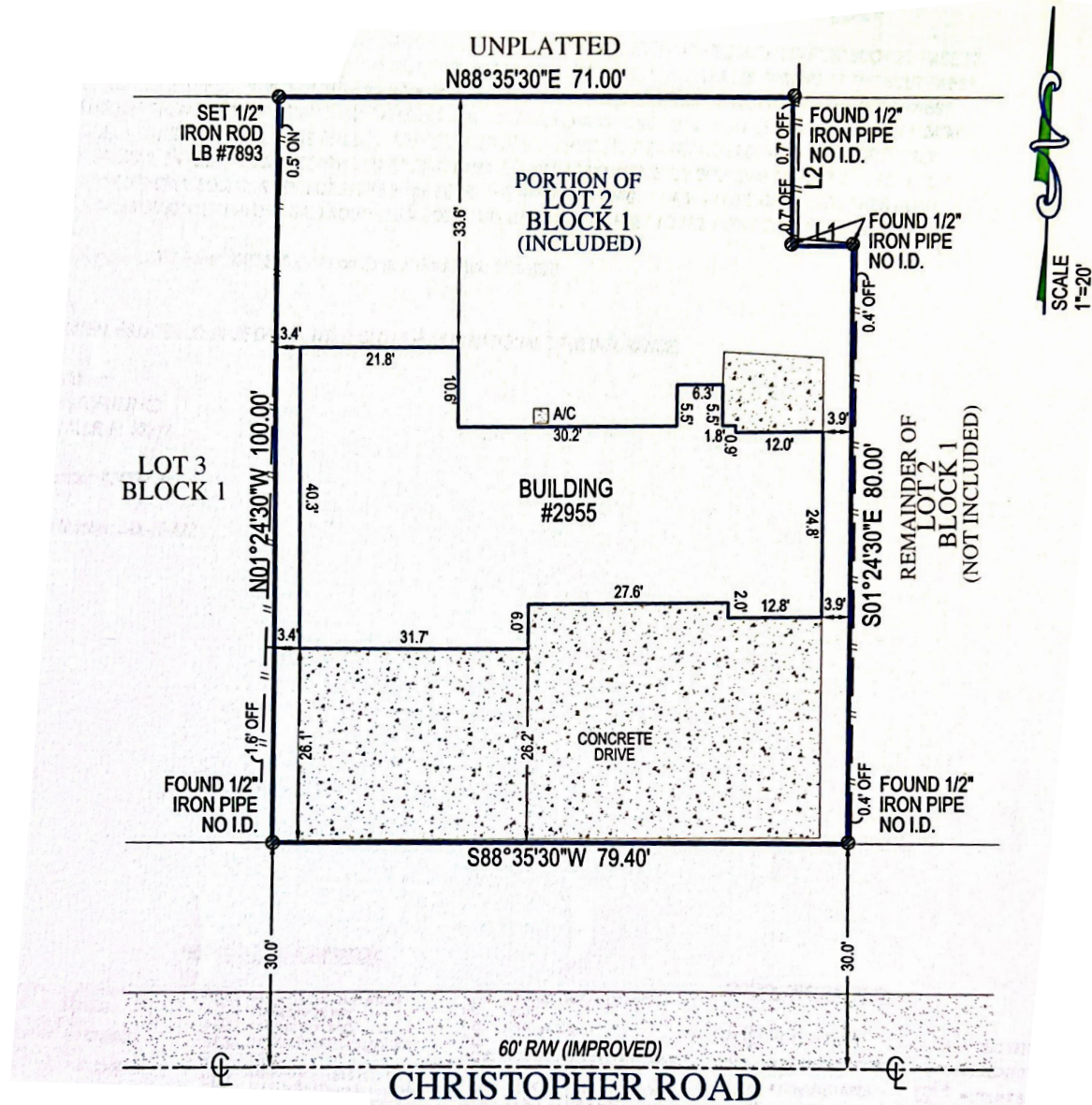


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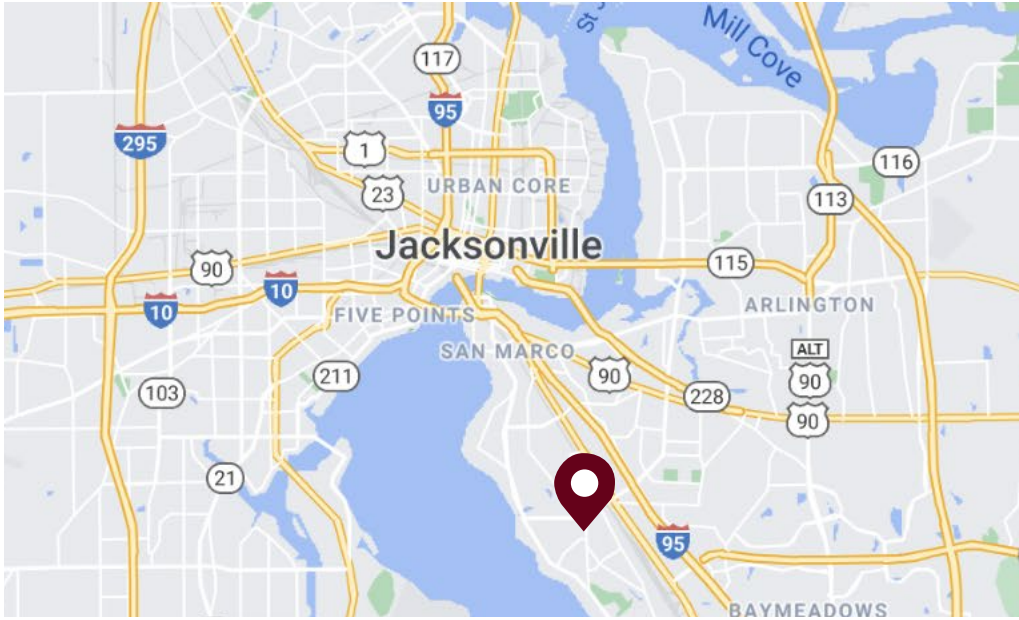
SURVEY



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DEMOGRAPHICS

2023 - 2028 DEMOGRAPHICS	1 MILE	3 MILES
2023 Population	9,300	60,679
Projected 2028 Population	9,115	61,706
Households	3,898	25,160
Median Age	\$44,514	\$54,980
Median Household Income	\$44,514	\$54,980
Average Household Income	\$82,000	\$85,214



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