

SITE
1.221 AC

WELLS
FARGO

GUM ST

ORANGE AVE/US HWY 17
22,500 AADT

MULTI-BUILDING SITE | FOR SALE

327 North Orange Ave
Green Cove Springs, FL 32043

KAYLA DEGUZMAN
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SALE OFFERING

SALE PRICE \$1,550,000

Address: 327 North Orange Ave. Green Cove Springs, FL 32043

Building Size: 2 buildings totaling 4,707 SF

Building 1: 2,157 SF

Building 2: 2,550 SF



Lot Size: 1.221 AC

Zoning: Gateway Commercial

Parcel ID: 38-06-26-017399-000-00

Year built: 19968 & 1994

Clear height: 20'

Tenancy: Single Tenant

County: Clay County

SALE OVERVIEW

Introducing 327 North Orange Ave located at a lit intersection in Green Cove Springs, FL. This property is 1.22± acres with two free standing retail buildings totaling 4,707 SF (building 1: 2,157± SF Building 2: 2,550± SF).

The property is a great owner-user or development opportunity.

PROPERTY HIGHLIGHTS

- 1.22± AC with two buildings totaling 4,707± SF
- Ideal retail redevelopment location along Highway 17
- Access along Orange Avenue, North Street, Palmetto Avenue, and Gum Street
- Ample parking



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SURROUNDING AREA



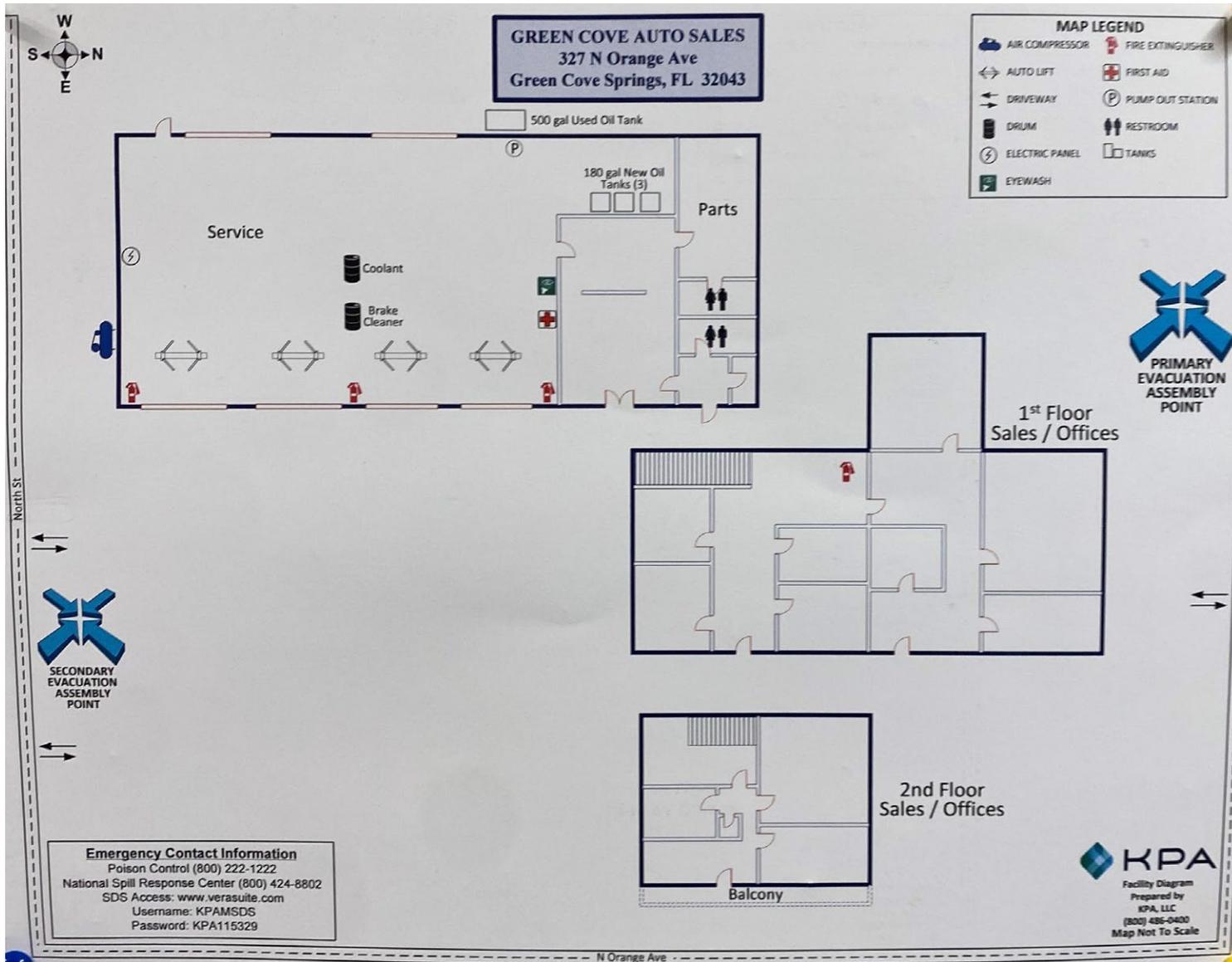
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FLOOR PLANS



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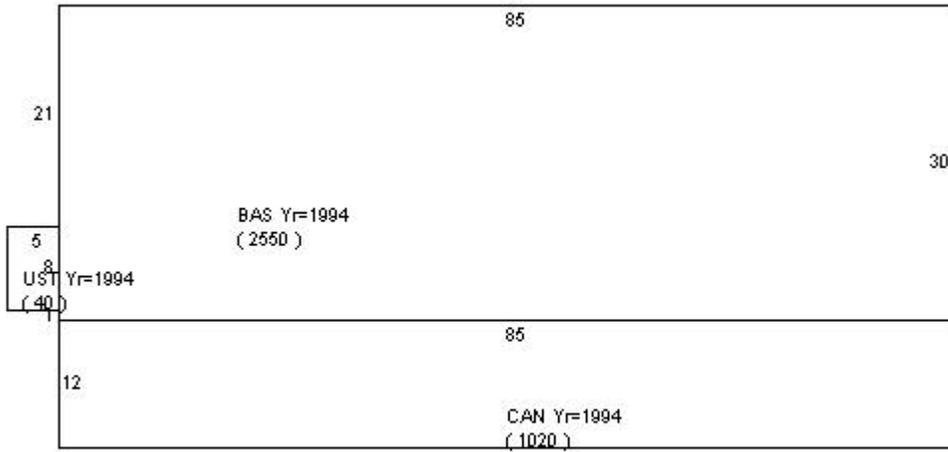
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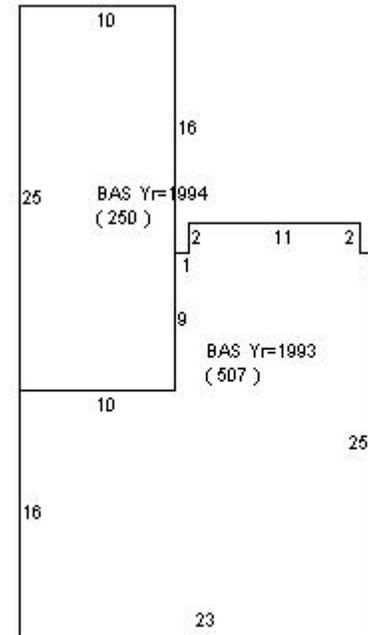


DIMENSIONS

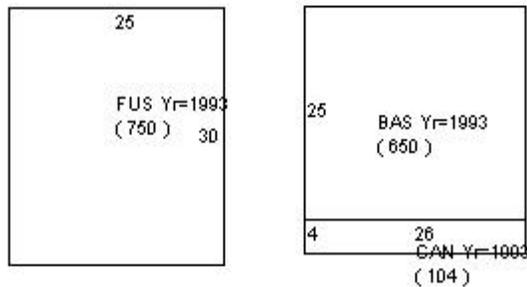
Service Building in the back with 12 ft Overhang



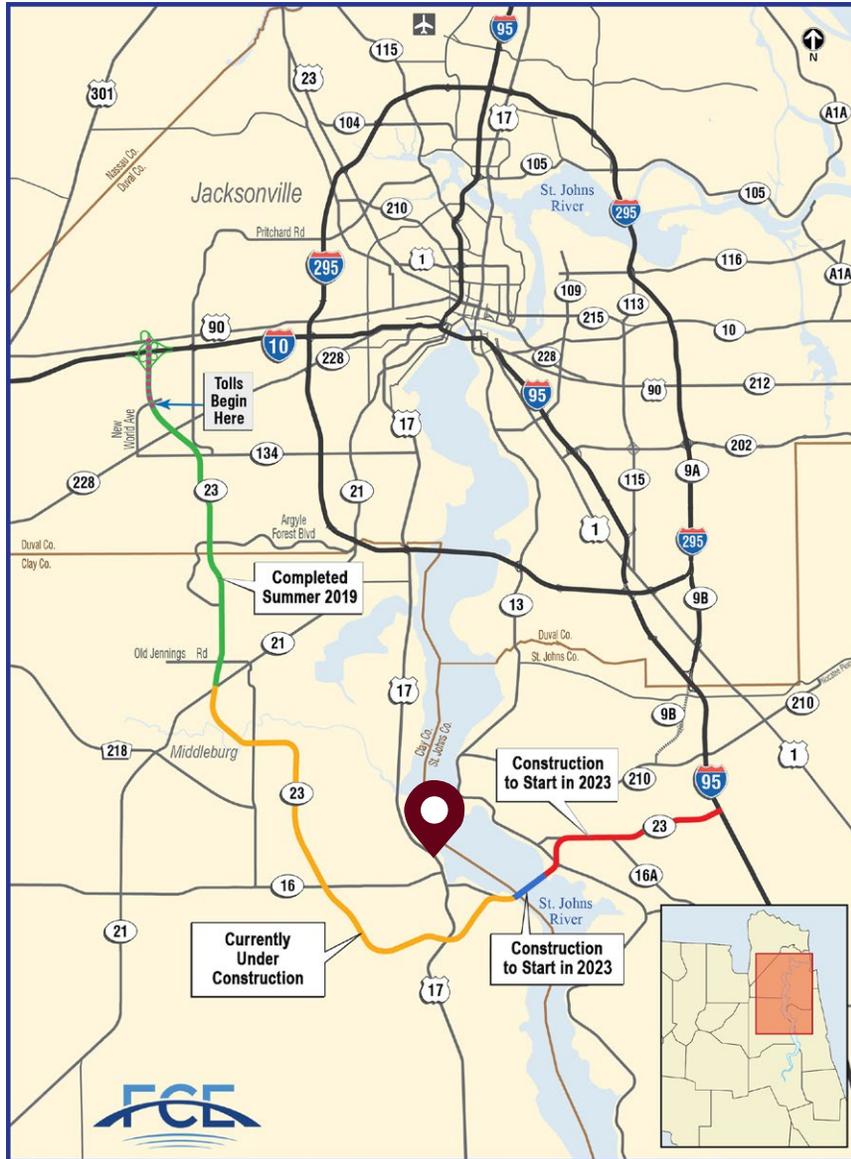
Office 1st Story



Office Addition and 2nd Story Including Balcony



FIRST COAST EXPRESSWAY



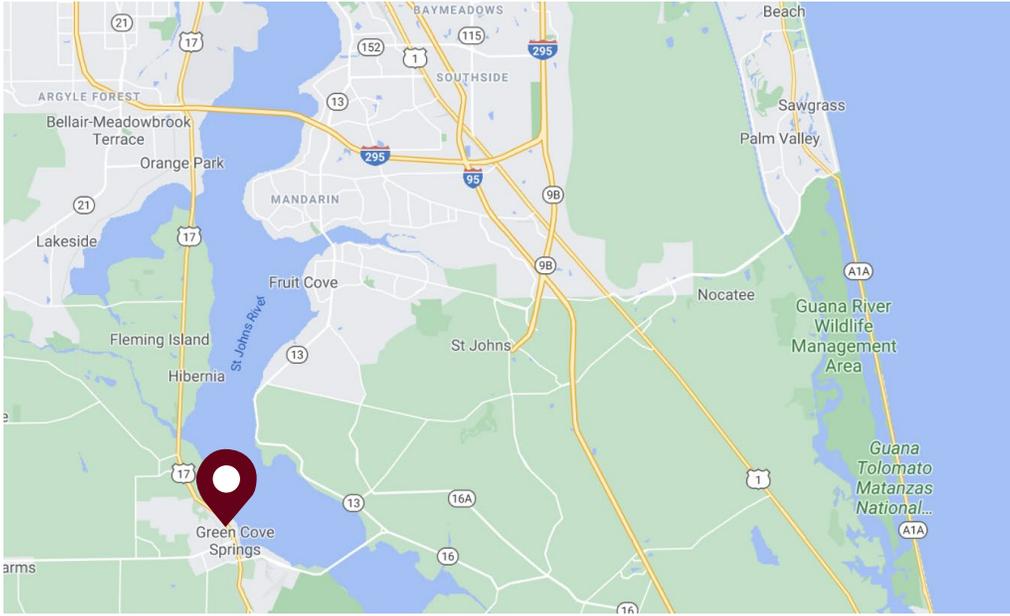
“The First Coast Expressway (FCE, SR 23) is a multi-lane, limited access toll road that, once completed, will cross parts of Duval, Clay and St. Johns counties. Expressway traffic will pass through electronic toll gantries without stopping. The gantries will contain an electronic system that will either detect the vehicle's SunPass transponder device or scan the vehicle's license plate for a toll-by-plate invoice in the mail. The total length of the proposed roadway is approximately 46 miles. The FCE will reduce congestion on other major roadways in the region, important not only for daily commuters but also critically important during times of storm-related evacuation.”

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DEMOGRAPHICS

2022 - 2027 DEMOGRAPHICS	3 MILES	5 MILES
2022 Population	14,484	24,251
Projected 2027 Population	15,357	27,219
Households	5,519	8,764
Median Age	44.0	45.5
Median Household Income	\$76,200	\$91,445
Average Household Income	\$101,461	\$131,101



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