



0.40 AC PARCEL | FOR GROUND LEASE

0 Magnolia Ave
Green Cove Springs, FL 32043

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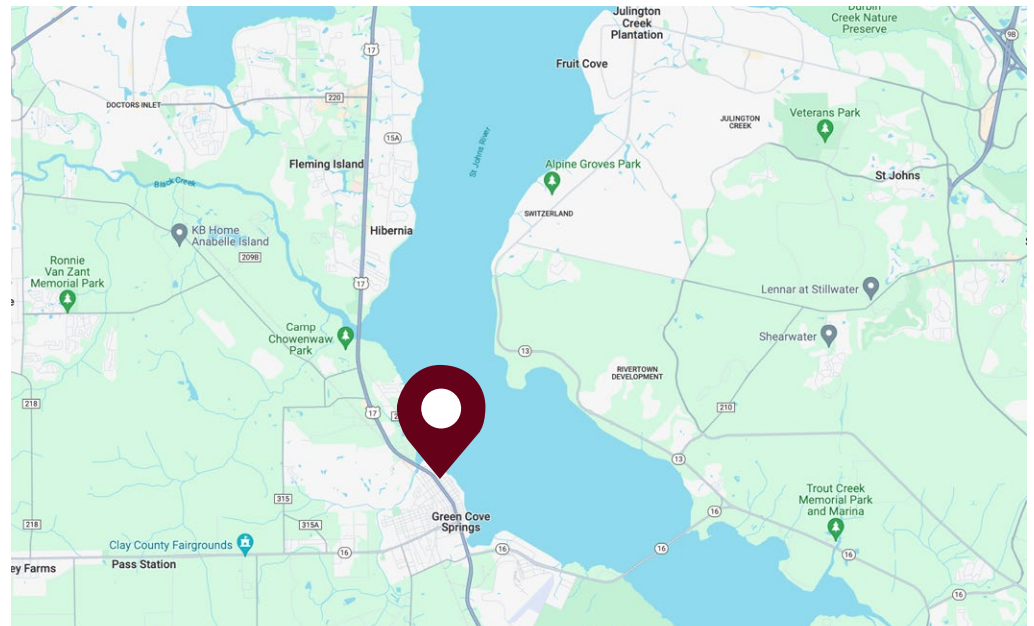


PROPERTY OVERVIEW

This prime 0.40-acre parcel presents a unique opportunity for a ground lease in the heart of Green Cove Springs. Located at the highly visible corner of Magnolia Ave and Lamont Street, this site offers exceptional potential for commercial development. Seize the opportunity to establish your business in a prime location with high visibility and excellent accessibility.

PROPERTY HIGHLIGHTS

- **Strategic Location:** Directly across the street from the Clay County Courthouse, providing excellent visibility and foot traffic.
- **High Accessibility:** Easy access to major roads and public transportation, enhancing convenience for both customers and employees.
- **Commercial Hub:** Surrounded by a mix of government offices, local businesses, and residential neighborhoods, making it an ideal location for various commercial enterprises.



LEASING SUMMARY

Address:	0 Magnolia Ave
Ground Lease Rate:	TBD
Lot Size:	0.40 AC
Parcel ID:	38-06-26-017563-004-00 & 38-06-26-017563-000-00
Zoning:	RPO
County:	Clay County
Market:	Green Cove Springs

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SURROUNDING AREA



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