

# 0.40 AC PARCEL | FOR GROUND LEASE

0 Magnolia Ave Green Cove Springs, FL 32043





### **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.

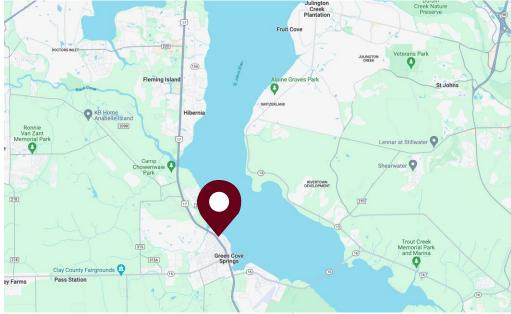
#### PROPERTY HIGHLIGHTS

- 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





## **SURROUNDING AREA**



### 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."