



TWO PAD PARCELS AVAILABLE | FOR GROUND LEASE OR BTS

0.86 ACRES - 1.65 ACRES

9437 Collins Rd
Jacksonville, FL 32244

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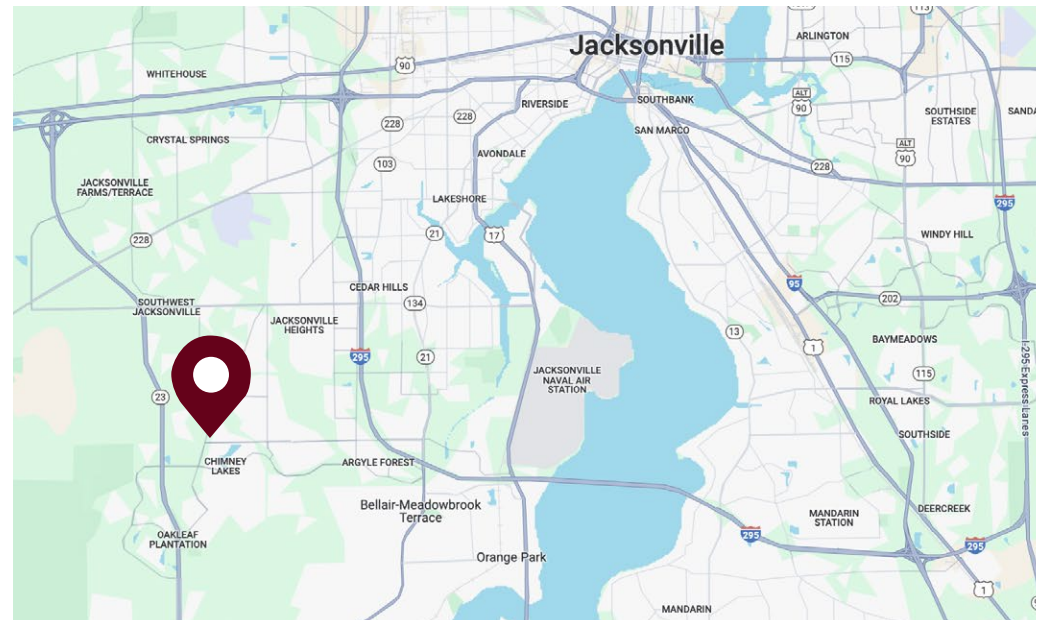
PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- Two pad parcels available:
 - 0.86 Acres
 - 1.65 Acres
- Pad Parcels graded with utilities stubbed and off-site retention
- Located at the Northeast corner of Old Middleburg & Collins Rd
- Signalized intersection
- Located near the Oakleaf Town Center
- Ideal for Gas C-Stores, QSR's, medical uses, and automotive uses

DEMOGRAPHICS

	3 MILES	5 MILES
Population	62,375	142,593
Households	21,810	51,479
Median Age	36.7	36.3
Median Household Income	\$93,724	\$80,747
Average Household Income	\$105,204	\$93,705



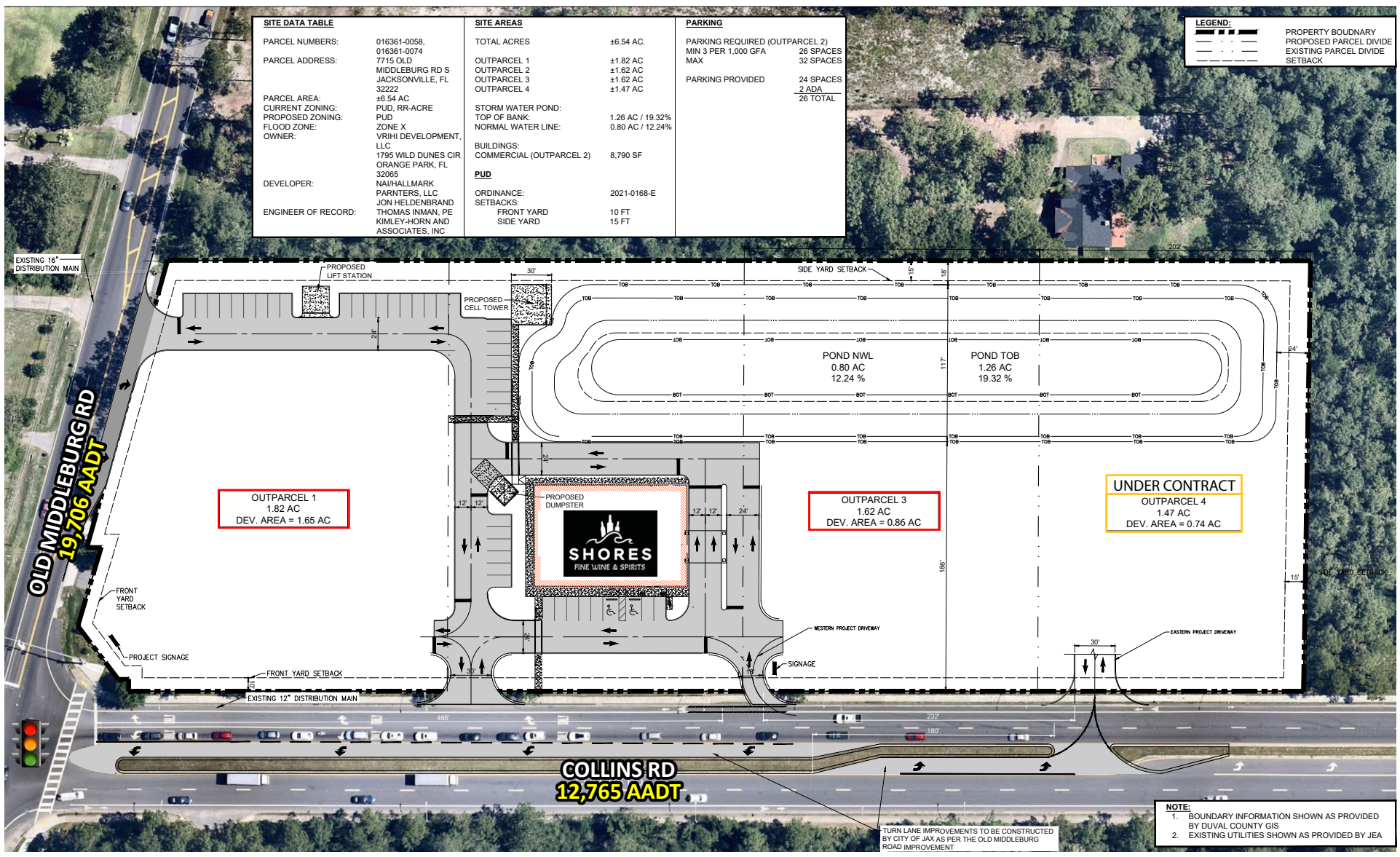
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CONCEPTUAL SITE PLAN



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COLLINS PLAZA



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**CANTRELL
& MORGAN**