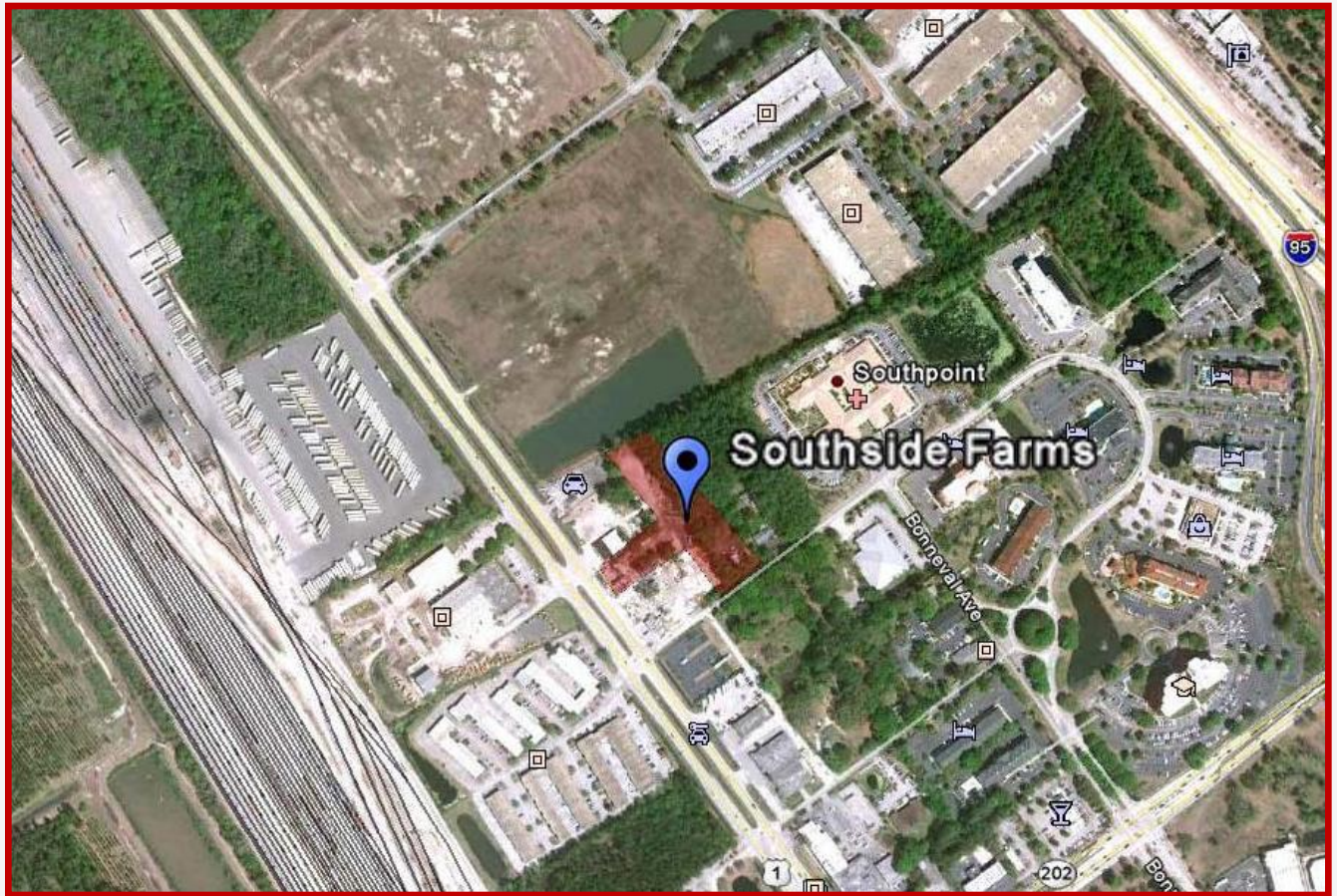


# FOR SALE

**3.15± Commercial/Retail Acres**  
**Bank-Owned Property**  
Jacksonville, Duval County, Florida

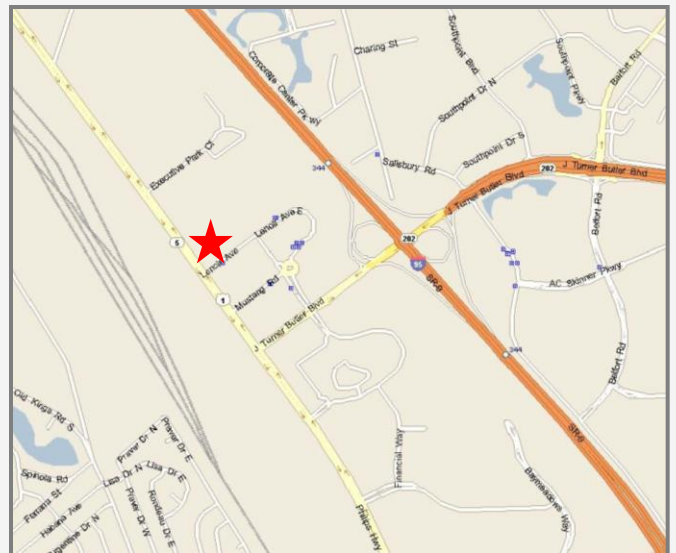


**Location:** 5007 Lenoir Avenue is bordered by Phillips Highway and Lenoir Avenue in Jacksonville, FL. The property has 70 feet of frontage on Phillips Highway.

**Size:** 3.15 total and developable acres.

**Zoning:** The eastern portion is zoned Commercial Community General – 2 which allows for retail sales and service establishments. The western portion is zoned IBP (Industrial Business Park) which allows medical, dental, chiropractor, offices and clinics as well as light industrial.

**Access:** The parcel has direct access to Phillips Highway and Lenoir Avenue.



For more information and inspection please contact:

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# FOR SALE

## 3.15± Commercial/Retail Acres *Bank-Owned Property* Jacksonville, Duval County, Florida



Located in between I-95 and US 1, and 8 miles from downtown Jacksonville, the Lenoir Avenue site has easy access to Phillips Highway, I-95 interchange and J. Turner Butler Boulevard. The immediate neighborhood is mostly light industrial.

All utilities and municipal services, including sewer, are available to the site.



Philips Highway is a commercial thoroughfare and a local commercial truck route into downtown Jacksonville. It supports local business and warehouse districts, and the property benefits from its easy access to this route.

For more information and inspection please contact:

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A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates a sublease which is unconditionally executed and delivered by and between sublandlord and subtenant. (A copy of the rates and conditions referred to above are available upon request.)

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