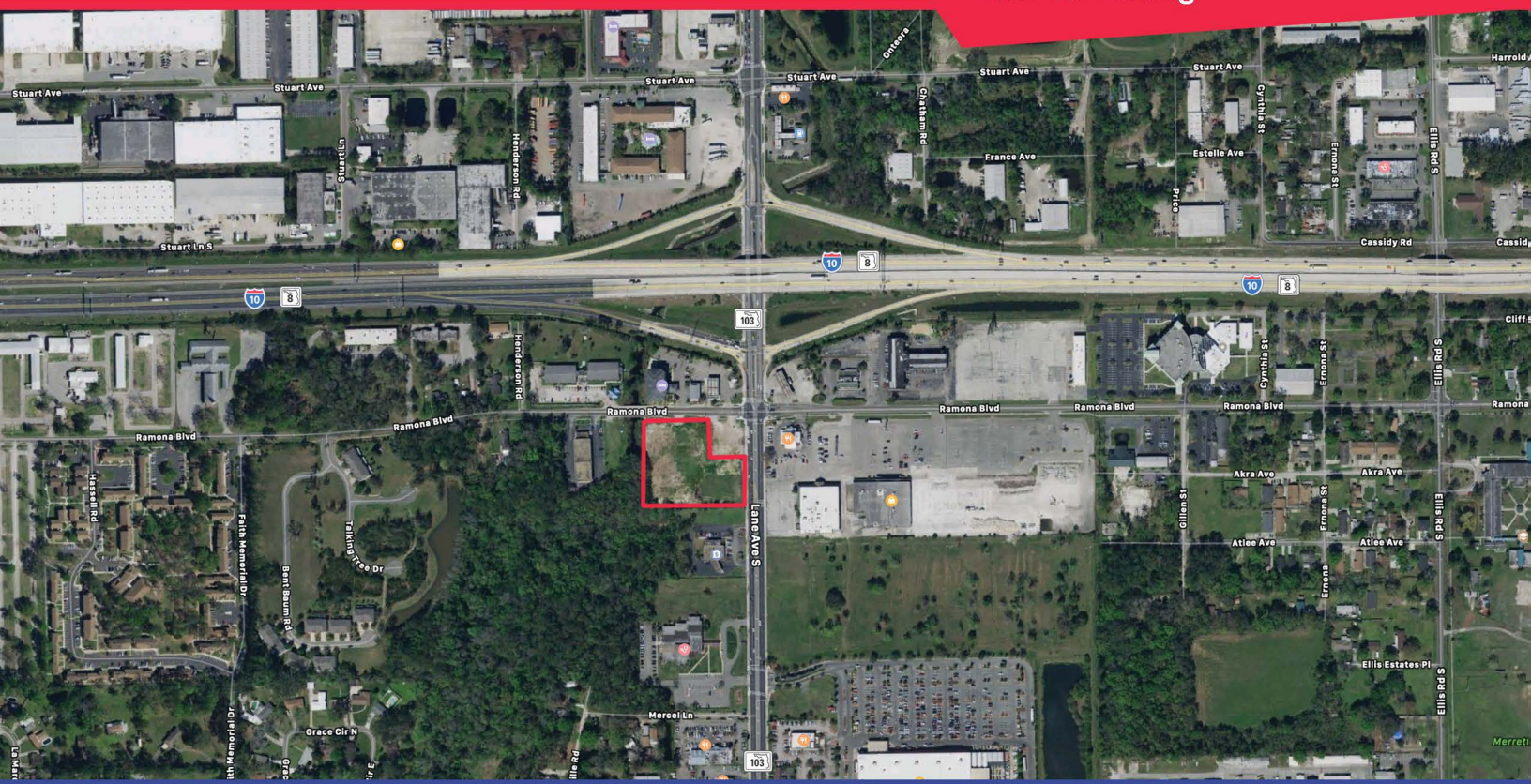


Ground Lease/Build to Suit

Jacksonville, FL



Call for Pricing



6526 RAMONA BLVD., JACKSONVILLE, FL 32205

Property Features:

- Ideal for restaurants and junior anchor boxes
- Full I-10 interchange with easy access to I-275
- Excellent visibility on I-10
- Land Size: 3.12 Acres (Approx. 417' x 333')
- Southwest quadrant of Ramona Blvd. and Lane Ave.

ZONING DESIGNATIONS

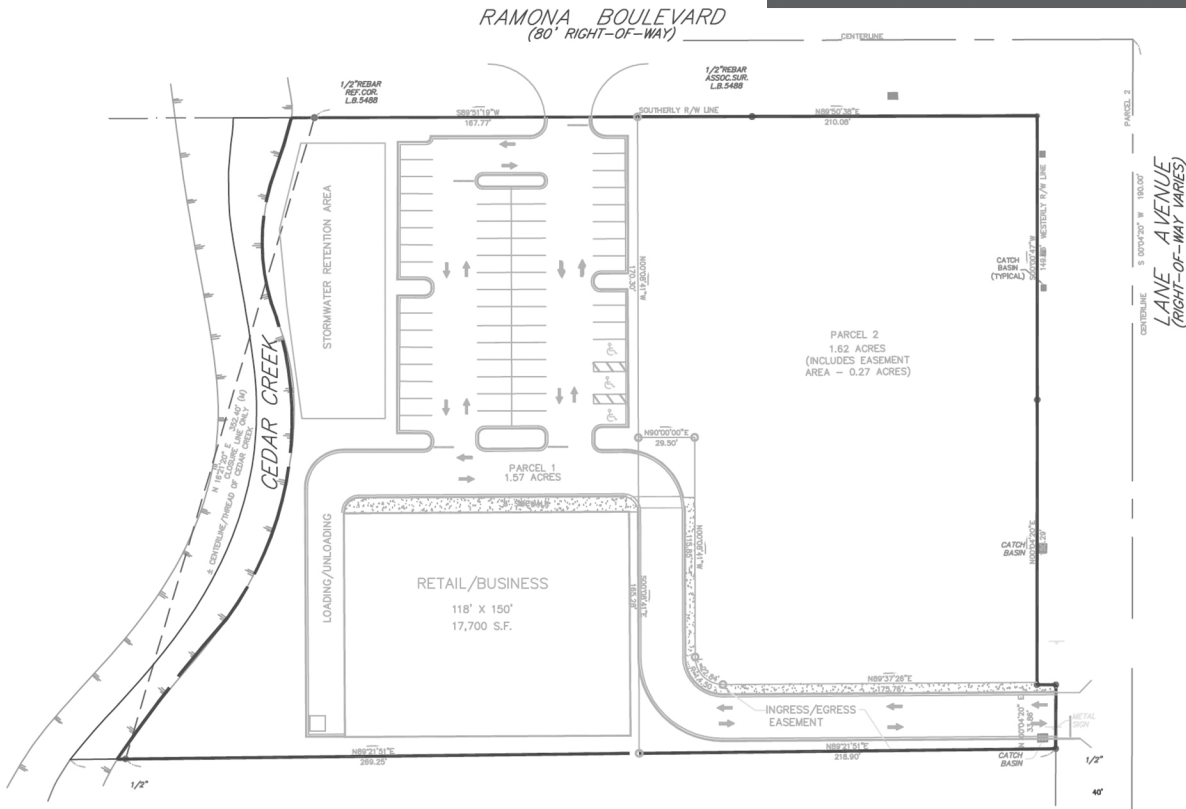
Zoning Jurisdiction:	City of Jacksonville
Zoning Classification:	CN, Commercial Neighborhood
Pending Approvals:	NC, Neighborhood Commercial

Contact us for more information

Demetree Real Estate Services
Main: (407) 759-3399
Email: leasing@dresi.com

Demetree Global
941 W Morse Blvd, Suite 315
Winter Park, FL 32789
DemetreeGlobal.com

PUD CONCEPTUAL PLAN



PARCEL ID'S

007453-0000

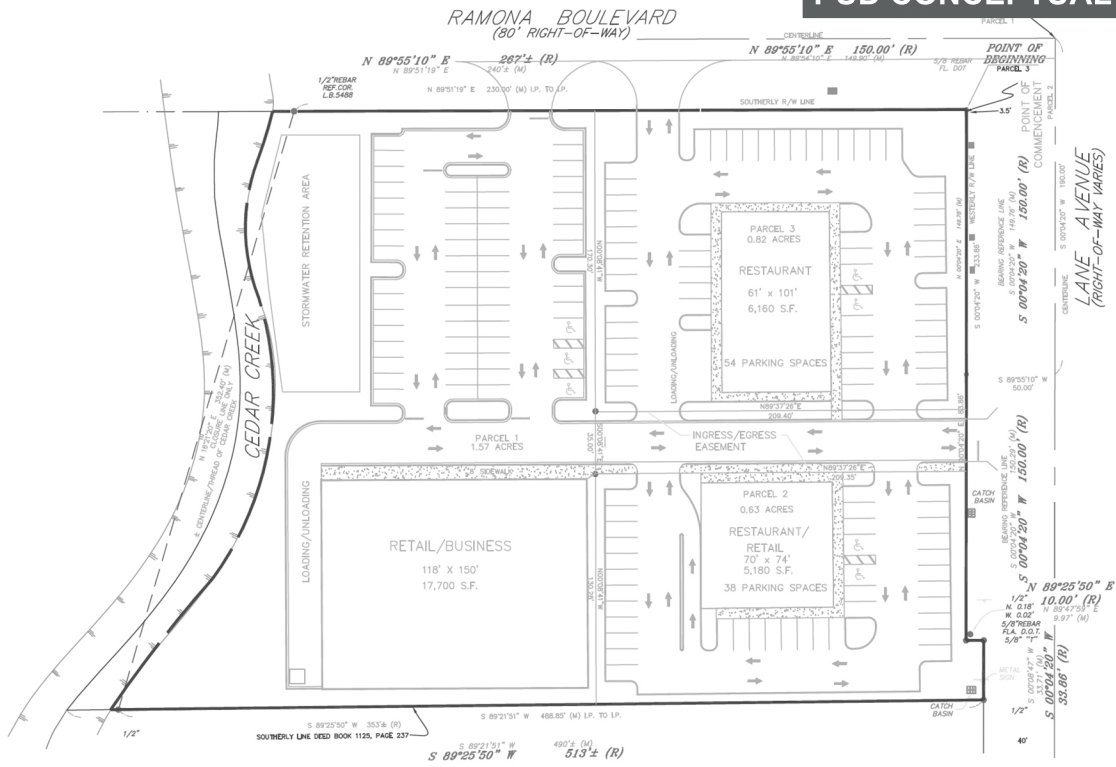
DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	5,087	64,761	162,955
Daytime Population:	8,689	43,461	95,910
Households	1 Mile	3 Mile	5 Mile
Median Household Inc:	\$38,304	\$51,460	\$56,339
Median HH Age:	32.3	37	36.9

COMMUNITY NOTES

- Ideal for restaurants and junior anchor boxes
- Full I-10 interchange with easy access to I-275
- Excellent visibility on I-10
- Land Size: 3.12 Acres (Approx. 417' x 333')
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PUD CONCEPTUAL PLAN



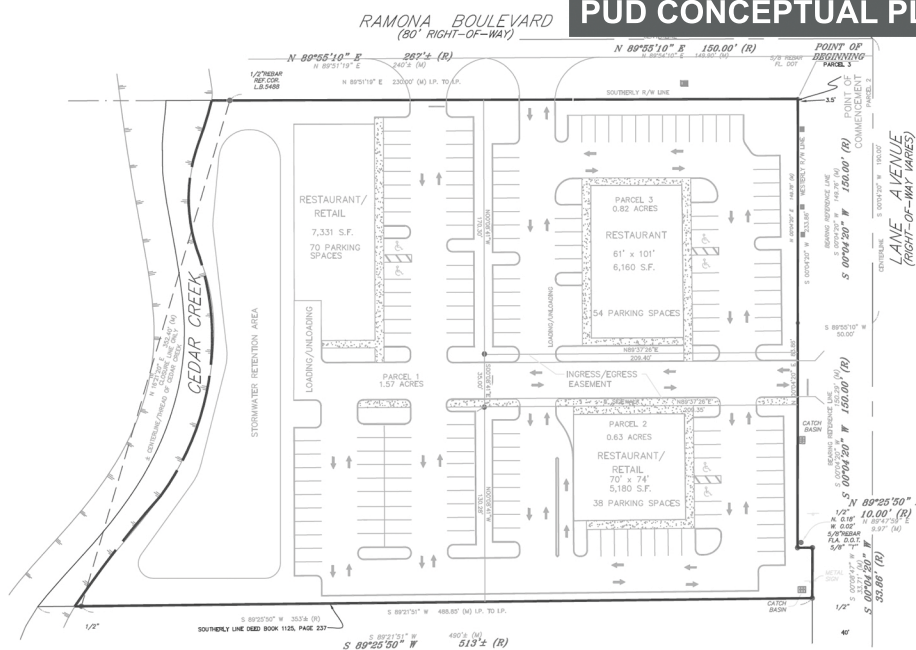
Traffic Count

Romona Blvd.	5,309 AADT
Lane Ave.	23,000 AADT

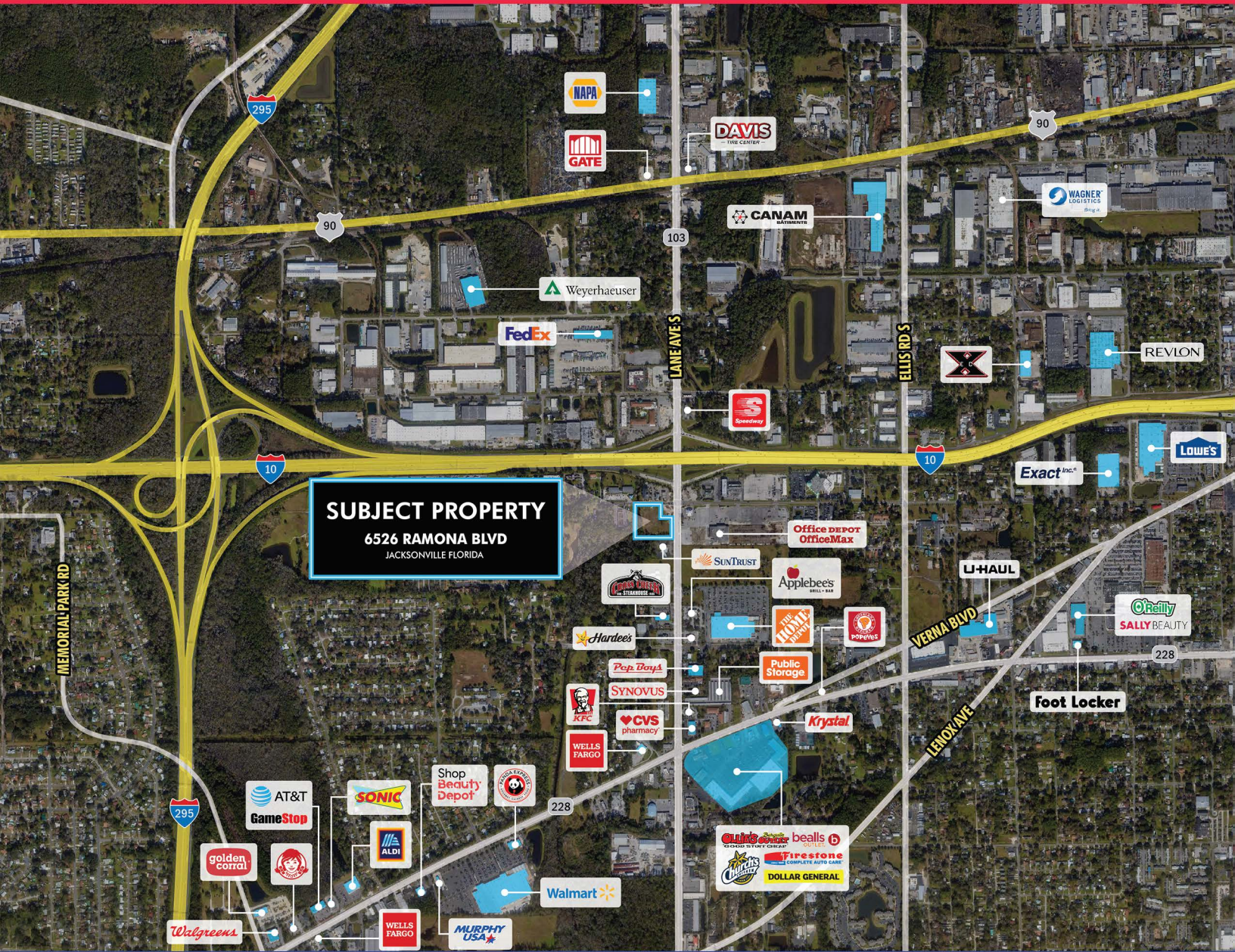
ZONING DESIGNATIONS

- Zoning Jurisdiction: City of Jacksonville
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PUD CONCEPTUAL PLAN



Market Aerial



SUBJECT PROPERTY
6526 RAMONA BLVD
JACKSONVILLE FLORIDA

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