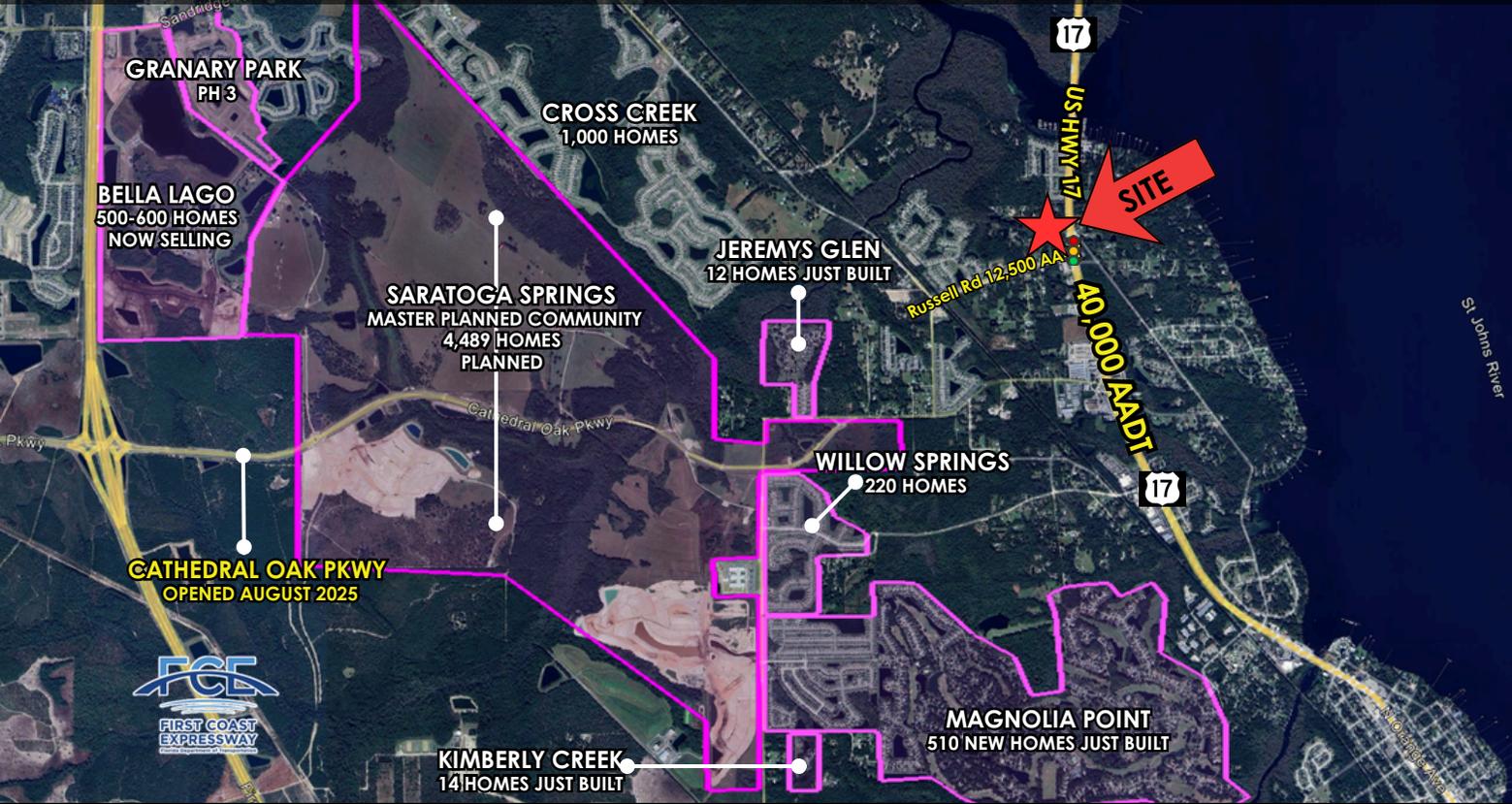


PRIME RETAIL PAD

2.20 AC | GREEN COVE SPRINGS, FL

52,500 AADT | Signalized Corner | Pad Ready Delivery | Jacksonville MSA



NWC US 17 & Russell Rd • Green Cove Springs, FL



Green Cove Corners

Key Features:

- 2.2 AC Available
- Prime signalized corner at US 17 & Russell Rd
- Combined AADT - 52,500
- Excellent visibility and frontage along US 172
- Situated on the primary north/south corridor through Clay County
- Direct connectivity to 4,000+ new homes within 0.5 miles behind the site
- 10,000+ new homes currently underway in the immediate trade area
- Road improvements in progress enhancing access and flow at intersection
- BA zoning allows for gas c-store, QSR, and retail sales (no car wash)
- Part of the Jacksonville MSA — one of Florida's fastest-growing metro areas
- Limited remaining prime commercial corners in this high-growth corridor

Demographics	1 Mile	3 Miles	5 Miles
2025 Population	1,701	20,732	50,761
2030 Population	1,881	23,141	59,072
2025 Avg. HH Income (est.)	\$117,526	\$126,181	\$127,213
2025 Median HH Income	\$83,336	\$99,440	\$102,044

100 Colonial Center Parkway, Suite 230, Lake Mary, FL 32746
 321-363-4955 | www.TWDRE.com



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