

Arlington Daycare Center

6902 Lillian Road, Jacksonville, Florida 32211

FOR SALE

➔ **Location:** Southeast Corner of Lillian and Bert Roads

➔ **Estimated Building Size:** 4,768 +- SF

➔ **Estimated Land Size:** 21,955 +- SF / .50 +- Ac.

➔ **Parking:** Asphalt Paved – 13 Spaces / 2.81:1000 SF

➔ **Year Built:** 1978

➔ **Zoning:** Residential Medium Density (RMD-D)

➔ **Utilities:** City Water, Sewer & Electric - JEA

➔ **Capacity:** 101 Students

➔ **Sale Price:** \$799,000.00



Cord Butler

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Phillip Hewett

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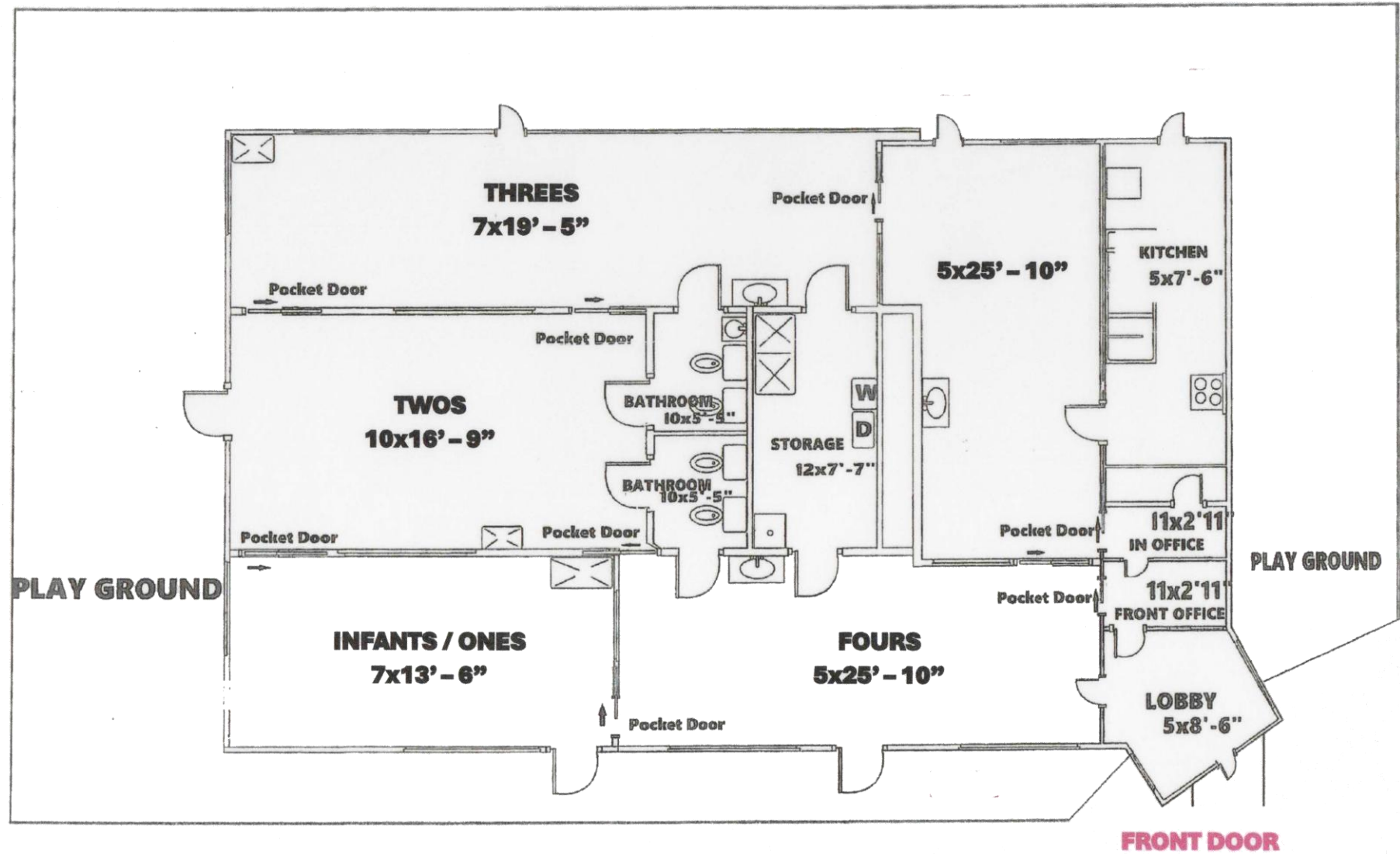


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The information contained herein has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

DATE	REVISION HISTORY	BY
04/18/23	CLIENT COMMENTS	PA

FLOOR PLAN



INTERIOR PHOTOS



THE CORDELL GROUP
COMMERCIAL REAL ESTATE SERVICES

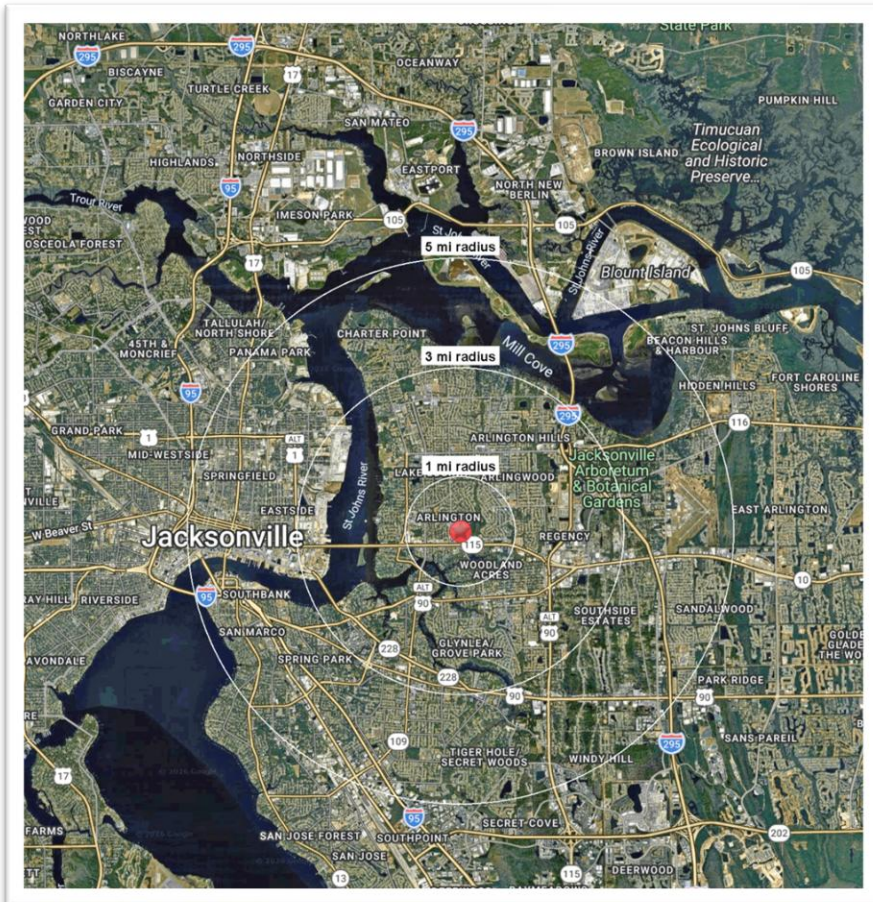
EXTERIOR PHOTOS



AREA DEMOGRAPHICS



6902 Lillian Road, Jacksonville, Florida 32211



	1 MILE	3 MILES	5 MILES
2026 Population	13,074	94,925	214,737
2031 Projected Population	13,017	95,285	216,672
2026 Total Households	5,019	38,653	87,720
2031 Projected Households	4,960	38,531	88,112
Average Household Income	\$81,833	\$88,076	\$93,350
2026 Median Age	35.0	34.9	35.8
2026 Total Housing Units	5,756	43,719	100,040
2026 Total Businesses	807	5,279	15,630

