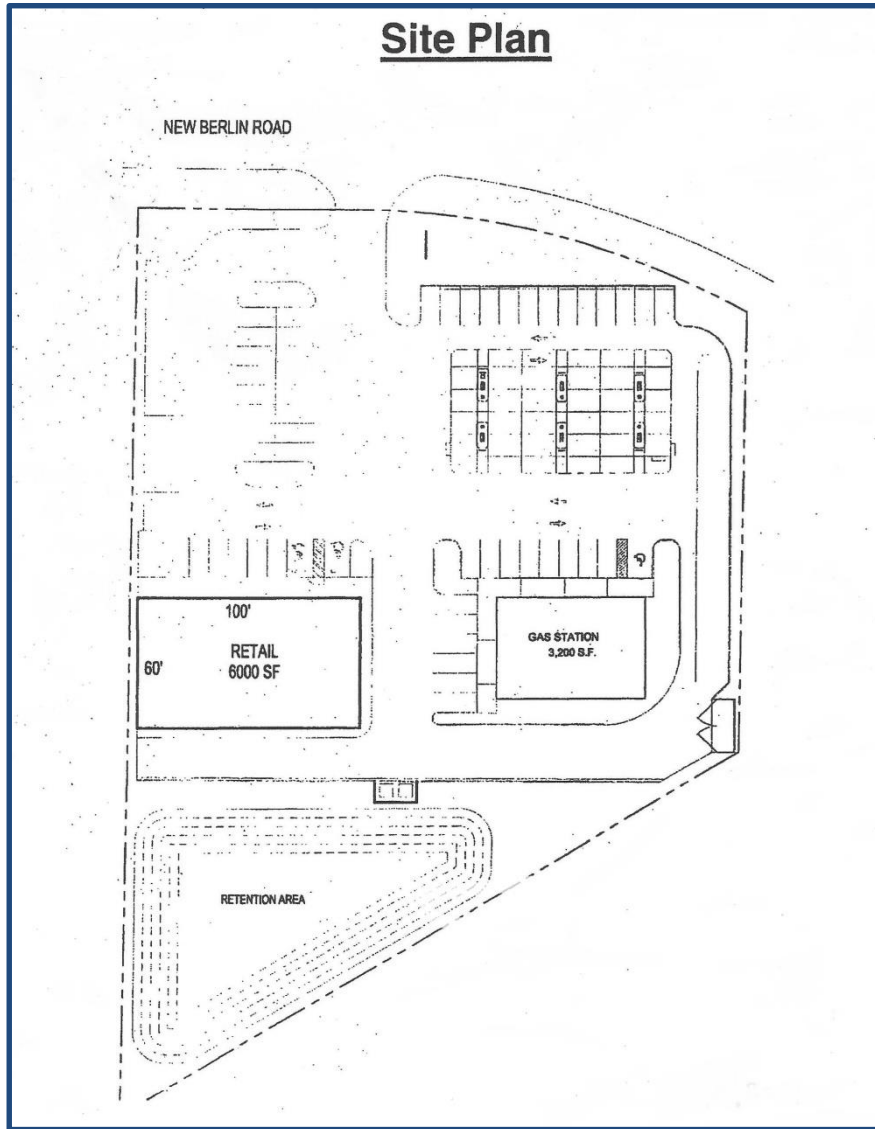


9200 +/- Sq Ft Approved    3200 +/- Sq Ft Gas/Convenience + 6000 Sq Ft    North Jacksonville

## Site Plan



**Location:** 3696 New Berlin Rd, 32226 across from New Berlin Road Elementary School.

**Lot Size:** 2.09 +/- Acres    Approved Space: 9200 +/- Sq Ft.    Existing space; 3000 +/- Sq Ft structure, pre-built.

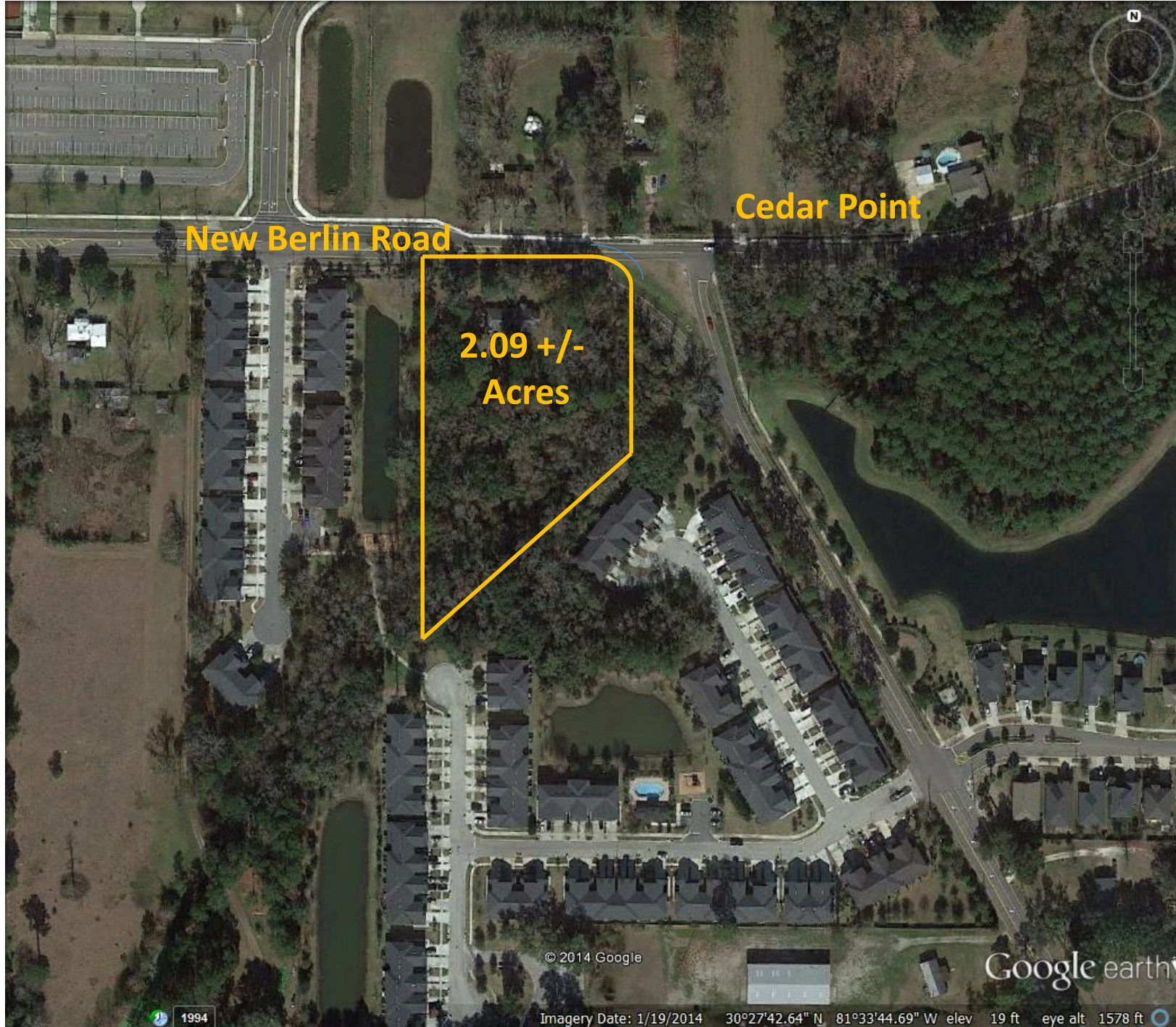
**Zoning:** Cedar Point Commercial Neighborhood Planned Unit Development.

**Comments:** Approval for a 3200 +/- Sq Ft gas station with 3 islands and six pumps. 6000 +/- Sq Ft additional building approved for Medical and dental offices, professional and business offices, retail sale of food, clothes toys, books, et cetera, Banks, community centers, veterinarians, essential services, Employment offices, filling stations, drive-thru sales and other qualifications; ask broker for details!!

**GROUND LEASE RATE:** \$60,000.00 per year  
\$5,000.00 per month

**CONTACT:** Dean R. Gilliland    dean@expansioncommercial.com

**EXPANSION  
COMMERCIAL**



New Berlin Road

Cedar Point

2.09 +/-  
Acres

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1994

Imagery Date: 1/19/2014 30°27'42.64" N 81°33'44.69" W elev 19 ft eye alt 1578 ft