INVESTMENT OPPORTUNITY

9073 Heckscher Dr Jacksonville, Fl 32226 | $695,000



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PROPERTY OVERVIEW
9073 Heckscher Dr Jacksonville, Fl 32226



- Listing Price: $695,000
- Retail Building: 3360 Sq Ft
- Bathrooms: two
- Lot Size: .92 acres
- Zoning: CCG-1
- Utilities: Well and Septic
- AADT: 10,000 vehicles daily

Perfectly positioned as the gateway between Jacksonville's industrial core and the luxury of Amelia Island, 9073 Heckscher Drive offers a premier commercial opportunity in a high-growth corridor. This nearly one-acre site features 400 feet of commanding frontage, providing a level of brand exposure that is truly rare for the area. With over 10,000 vehicles passing daily, your business will capture a high-demographic audience of affluent commuters and weekend travelers heading to the coast. While not directly on the water, the property sits in the heart of the river district, making it an ideal location for a river-gateway café, a specialized aquatic supply store, or a boutique fitness center. The versatile 3,360 SF block building is a blank canvas, perfectly suited for a veterinary clinic or professional office that requires easy access to both city and island markets.

Two paved driveways and ample parking ensure seamless entry for customers, while the CCG-1 zoning allows for a wide array of creative and light-industrial uses. Investors will appreciate the strategic "middle-ground" location, drawing from the upscale Fernandina Beach population and the bustling Port of Jacksonville. This is a chance to own a landmark location in a scenic thoroughfare known for its authentic coastal character and vibrant outdoor lifestyle. Secure a high-visibility footprint where the city meets the sea and capitalize on the steady pulse of Heckscher Drive.

PROPERTY DESCRIPTION
9073 Heckscher Dr Jacksonville, Fl 32226

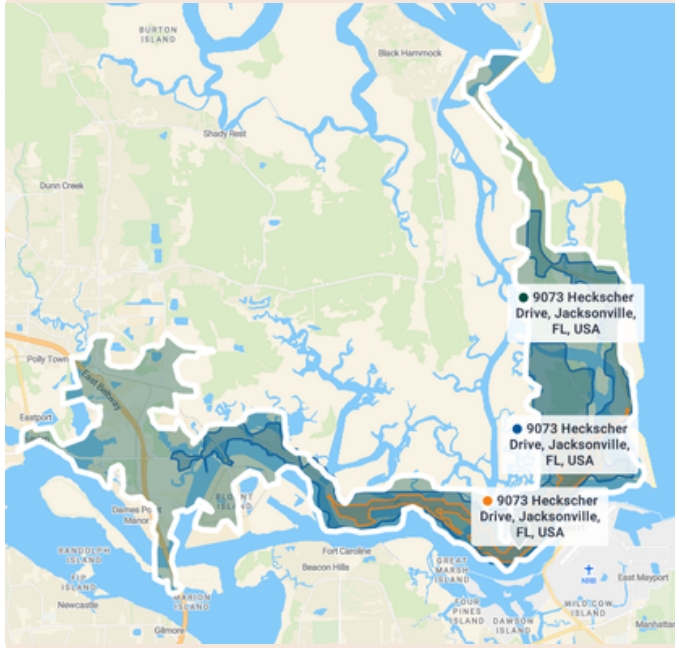


The Commercial Community/General-1 (CCG-1) district allows for a wide range of professional, retail, and service establishments, including banks, offices, and indoor entertainment facilities. This versatile zoning also supports community-focused uses such as day care centers, churches, and art studios. Furthermore, certain specialized operations like multi-family residential units integrated with permitted uses or nightclubs may be allowed by exception.

BENCHMARK DEMOGRAPHICS

9073 Heckscher Dr, Jacksonville, Florida, 32226

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M.Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE

esri

	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties Duval County	CBSAs Jacksonville, FL Metropolitan Statistical Area	States Florida	USA
AGE SEGMENTS							
0 - 4	5.88%	6.03%	5.86%	5.69%	5.44%	4.69%	5.39%
5 - 9	6.72%	6.72%	6.28%	5.93%	5.86%	5.03%	5.75%
10 - 14	6.02%	6.11%	5.69%	5.73%	6.04%	5.34%	5.98%
15 - 19	5.60%	5.67%	6.41%	6.05%	6.22%	5.84%	6.47%
20 - 34	15.54%	16.22%	22.89%	21.29%	19.22%	18.43%	20.33%
35 - 54	26.18%	26.59%	24.65%	25.70%	25.63%	24.41%	25.20%
55 - 74	26.18%	26.20%	22.50%	22.41%	23.50%	25.55%	22.82%
75+	6.86%	6.88%	5.99%	7.24%	8.09%	10.74%	8.05%
HOUSEHOLD INCOME							
<$15,000	6.4%	6.1%	6.5%	9.8%	8.1%	8.0%	8.3%
$15,000-$24,999	2.3%	2.1%	2.3%	5.5%	5.0%	5.8%	5.9%
$25,000-$34,999	2.3%	2.1%	2.6%	6.4%	5.8%	6.7%	6.3%
$35,000-$49,999	5.5%	5.5%	9.4%	11.0%	9.8%	10.5%	9.8%
$50,000-$74,999	10.9%	11.6%	16.6%	17.8%	16.5%	16.9%	15.6%
$75,000-$99,999	7.1%	8.4%	10.0%	12.8%	12.8%	12.9%	12.5%
$100,000-$149,999	30.5%	30.7%	28.2%	18.9%	19.6%	18.4%	17.8%
$150,000-$199,999	18.0%	16.6%	12.6%	7.5%	9.3%	8.7%	9.8%
$200,000+	17.0%	16.8%	11.8%	10.3%	13.0%	12.1%	14.0%
KEY FACTS							
Population	713	1,309	2,183	1,054,465	1,764,628	23,027,836	339,887,81
Daytime Population	982	1,308	2,935	1,140,746	1,765,462	22,846,618	338,218,37
Employees	346	621	958	525,747	841,514	10,832,721	167,630,53
Households	311	524	859	431,039	699,626	9,263,074	132,422,91
Average HH Size	2.28	2.48	2.33	2.39	2.47	2.43	2.50
Median Age	41.4	41.3	37.0	38.7	40.4	43.6	39.6
HOUSING FACTS							
Median Home Value	528,846	516,447	461,923	355,630	395,594	416,969	370,578
Owner Occupied %	90.3%	90.7%	75.0%	58.2%	66.7%	67.2%	64.2%
Renter Occupied %	9.7%	9.3%	25.0%	41.8%	33.3%	32.8%	35.8%
Total Housing Units	328	554	909	468,453	767,323	10,635,372	146,800,55
INCOME FACTS							
Median HH Income	$128,303	$124,179	$103,111	$74,128	$82,649	$78,205	$81,624
Per Capita Income	$53,419	$53,354	$43,977	$41,767	$45,252	$44,891	$45,360
Median Net Worth	$594,413	$575,467	$338,713	$153,805	$249,654	$253,219	$228,144

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