

Parcel For Sale

3.18± AC Parcel for Retail Development

NWC Merrill Rd & Fort Caroline Rd | Jacksonville, FL 32225

Property Features

- › Frontage on both Merrill Rd and Fort Caroline at signalized intersection
- › Pad ready site with utilities to the property line and off-site retention
- › Zoned CCG-1 allowing for most retail uses
- › Located near I-295, Jacksonville University, and Craig Executive Airport
- › Nearby retail: Publix, Big Lots, Brooks Rehab, several banks and QSRs
- › Traffic counts:
 - Merrill Rd - 29,000± AADT
 - Fort Caroline Rd - 9,000± AADT

Call for pricing

[View Online](#) ▶

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Executive Director

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Retail Associate

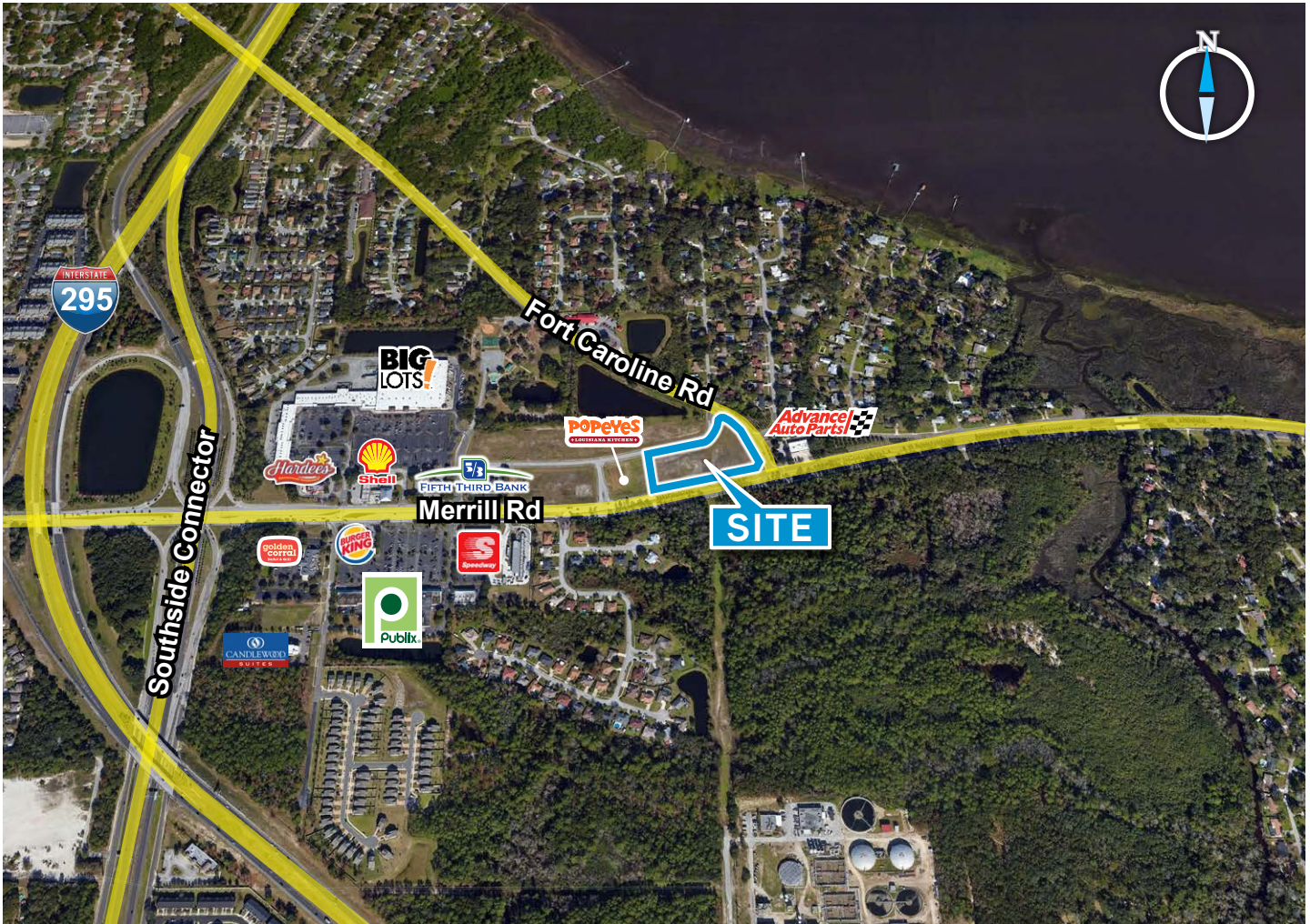
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Demographics



2019 TOTAL POPULATION

1 Mile: 4,812
 3 Mile: 64,640
 5 Mile: 170,917



2019 TOTAL HOUSEHOLDS

1 Mile: 4,103
 3 Mile: 52,747
 5 Mile: 135,986



2019 AVERAGE HH INCOME

1 Mile: \$73,205
 3 Mile: \$67,657
 5 Mile: \$69,058

Source: Esri 2020

Contact us:

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