

FOR LEASE > RETAIL LAND



Retail Pad Sites Available

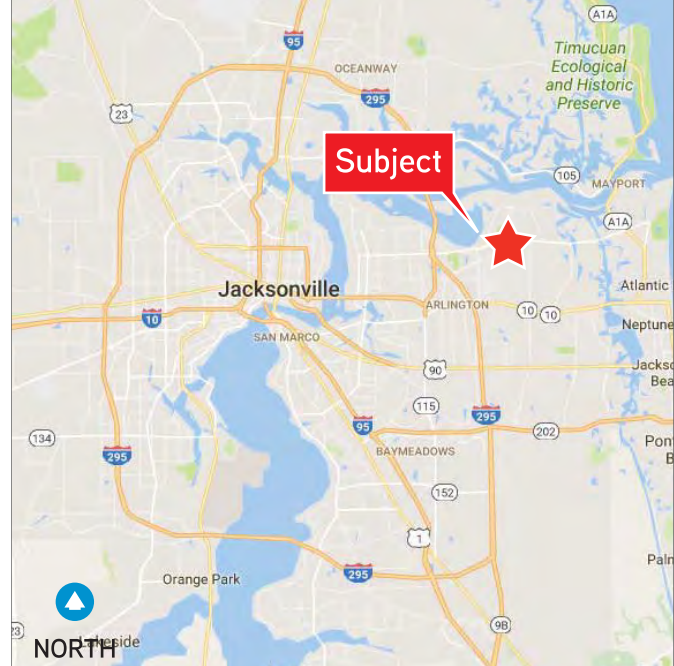
SW CORNER OF MONUMENT RD & MCCORMICK RD, JACKSONVILLE, FL 32225

2.24± ACRES AVAILABLE



Property Features

- Proposed retail development at SW corner of Monument Rd and McCormick Rd
- Property is zoned PUD allowing for retail, restaurant, fast food, banks and other retail uses
- 4 parcel site with parcels “B” and “C” available for ground lease
- Parcel B: 1.1± acres with 140’ of frontage along McCormick Rd
- Parcel C: 1.14± acres with 124’ of frontage along McCormick Rd
- Parcel D: 0.91± acres with 204’ of frontage along McCormick Rd
- Parcels will be delivered in pad ready condition with retention in place and utilities to the property line
- Parcel lines can move to allow for different sized users
- Parcel B and C are ground lease only. Parcel D may be developed into a retail center
- 33,500± vpd along McCormick Rd/27,500± vpd along Monument Rd
- Parcel A is a proposed gas station
- **Call for pricing**



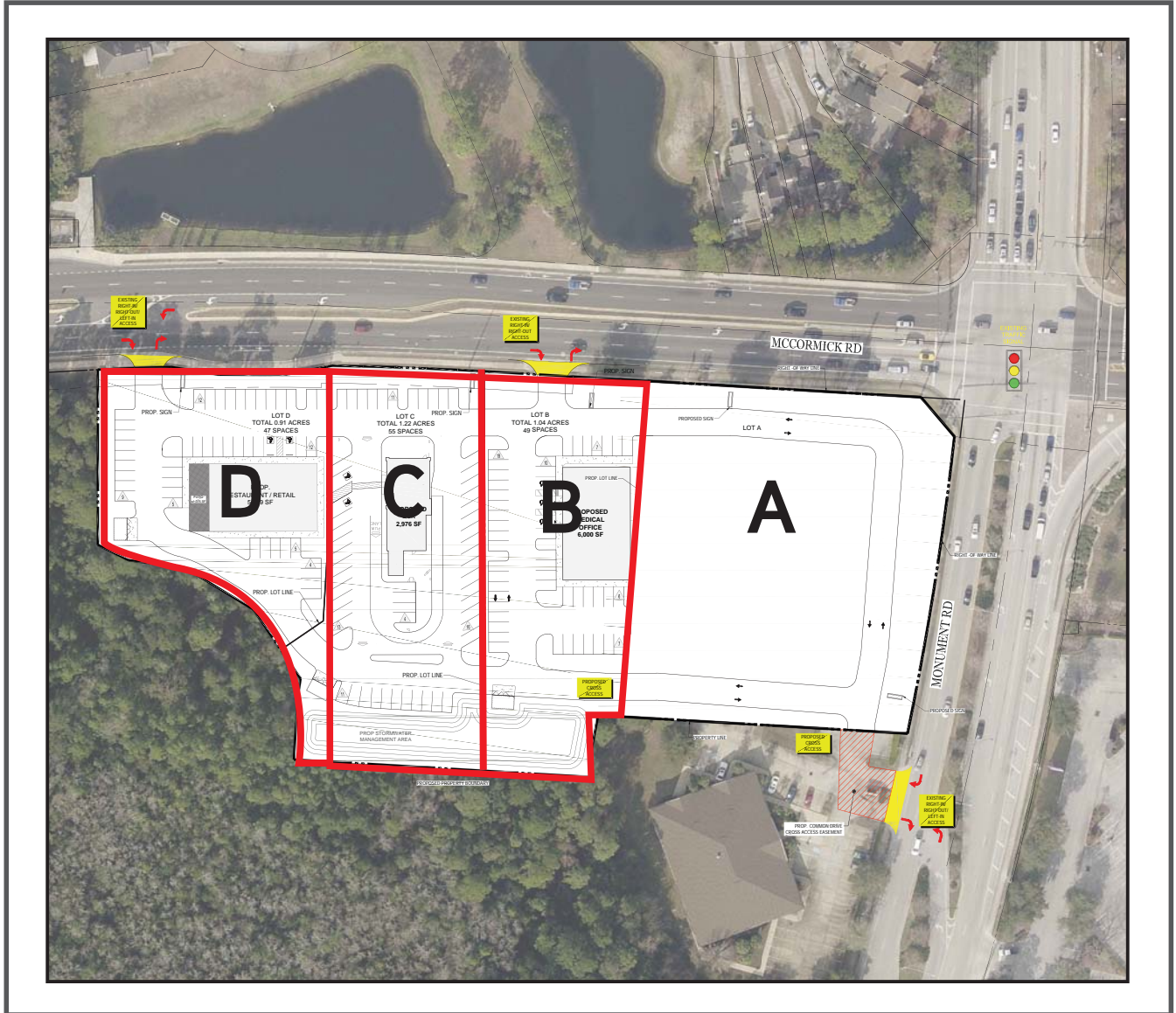
JASON RYALS
+1 904 358 1206 | EXT 1136
JACKSONVILLE, FL
jason.ryals@colliers.com

KATHERINE GOODWIN
904 358 1206 | EXT 1104
JACKSONVILLE, FL
katherine.goodwin@colliers.com

COLLIERS INTERNATIONAL
NORTHEAST FLORIDA
50 N. Laura Street, Suite 1725
Jacksonville, FL 32202
www.colliers.com/jacksonville

Concept Plan

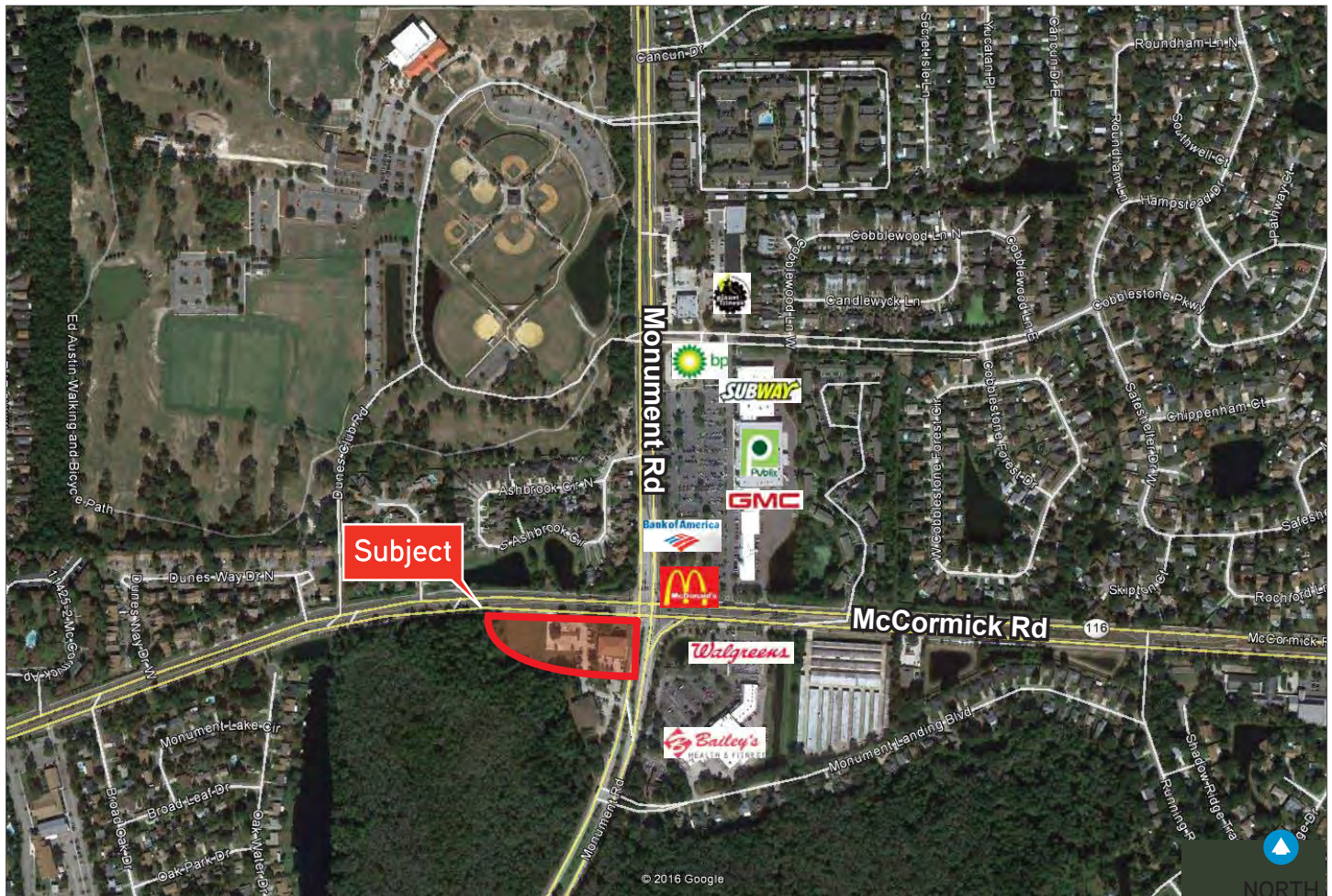
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Concept Design - PUD

Aerial

SW CORNER OF MONUMENT RD & MCCORMICK RD, JACKSONVILLE, FL 32225



Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2016	9,194	49,576	135,055
2016 Est. Households	3,568	18,461	50,426
2016 Est. Avg. HH Income	\$80,906	\$81,752	\$74,121

Source: Nielsen

Traffic Count	Daily
McCormick Rd	33,500±
Monument Rd	27,500±

Source: Florida Department of Transportation (FDOT)

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Contact Us

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JACKSONVILLE, FL
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Please contact us to see this property

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Summary (7004)



Retail Pad Sites Available SW Corner of Monument and McCormick Rd Jacksonville, FL 32225

County: Duval
Market: Jacksonville
Sub Market: Arlington
Land Size (SF): 97,574 SF
Land Size (Acres): 2.24 Acres

General Listing/Transaction Information

Transaction Type: Lease

Contacts

Listing Broker(s) Jason Ryals
Colliers International | Northeast Florida
904.861.1136
jason.ryals@colliers.com

Katherine Goodwin
Colliers International | Northeast Florida
904 861 1104
katherine.goodwin@colliers.com

Site

Parcel Number: 167447-0200, 167447-0100
Zoning: PUD
Access: McCormick Rd
Frontage: 260'± along McCormick Rd

Utilities

Comments

Listing Comments:

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