Retail Pad Sites Available

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Northeast Florida

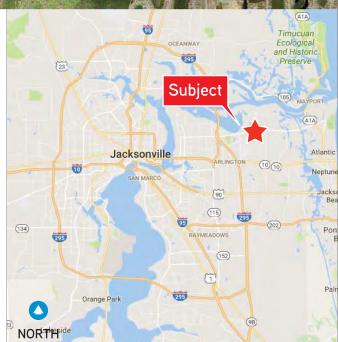
SW CORNER OF MONUMENT RD & MCCORMICK RD, JACKSONVILLE, FL 32225

2.24± ACRES AVAILABLE



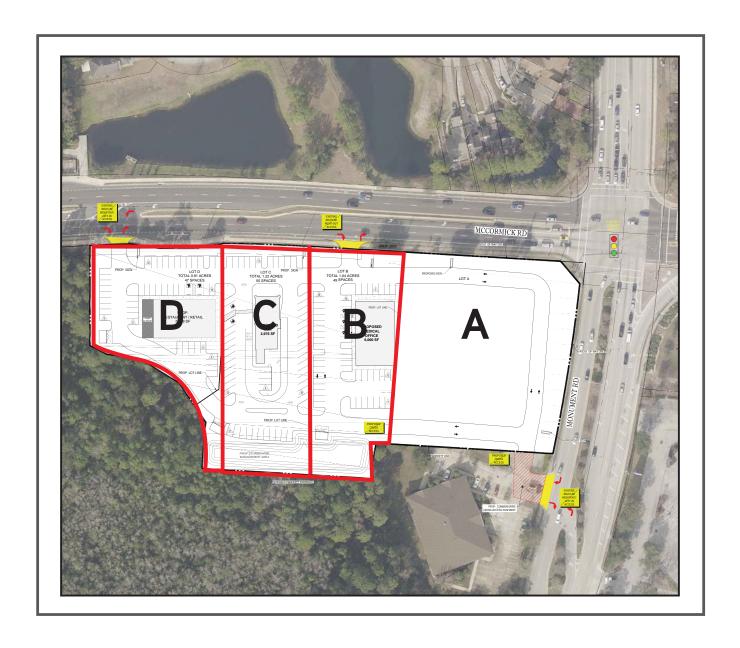
Property Features

- > Proposed retail development at SW corner of Monument Rd and Mc-Cormick 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



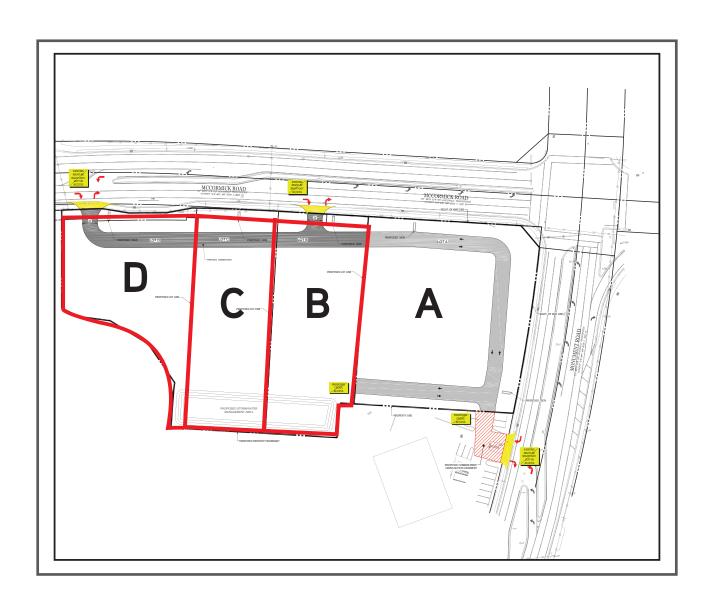
Concept Plan

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



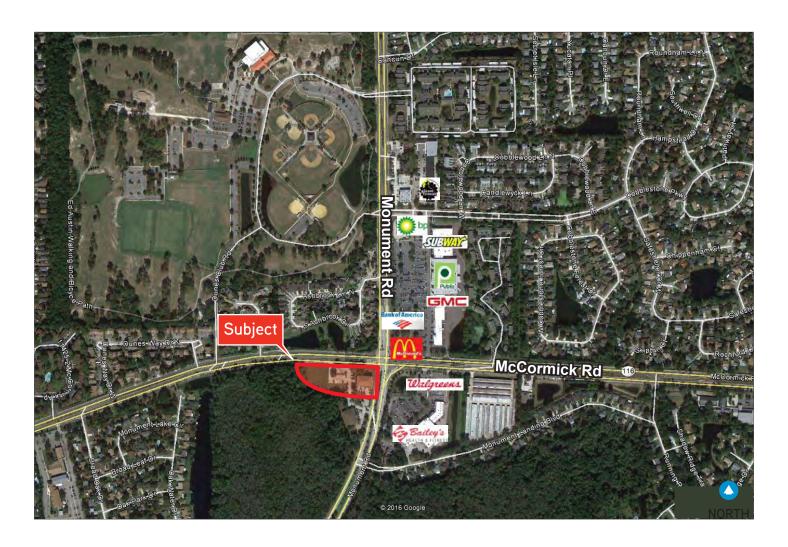
Concept Design - PUD

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



<u>Aerial</u>

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)

2.24± Acres Available

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



Contact Us

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Please contact us to see this property

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Summary (7004)



Site

Parcel Number: 167447-0200, 167447-0100

Zoning: PUD

Access: McCormick Rd

Frontage: 260'± along McCormick Rd

Utilities

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

County:DuvalMarket:JacksonvilleSub Market:ArlingtonLand Size (SF):97,574 SFLand Size (Acres):2.24 Acres

General Listing/Transaction Information

Transaction Type: Lease

Contacts

Listing Broker(s) Jason Ryals

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Comments

Listing Comments:

- -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
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- -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