



Colliers

CALIBER
COLLISION

RVOne
SUPERSTORES

Lot 3

Lot 2

INTERSTATE
295

Merrill Rd

For Sale

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Commercial Lots For Sale NEC Dames Point Crossing Blvd & Merrill Rd

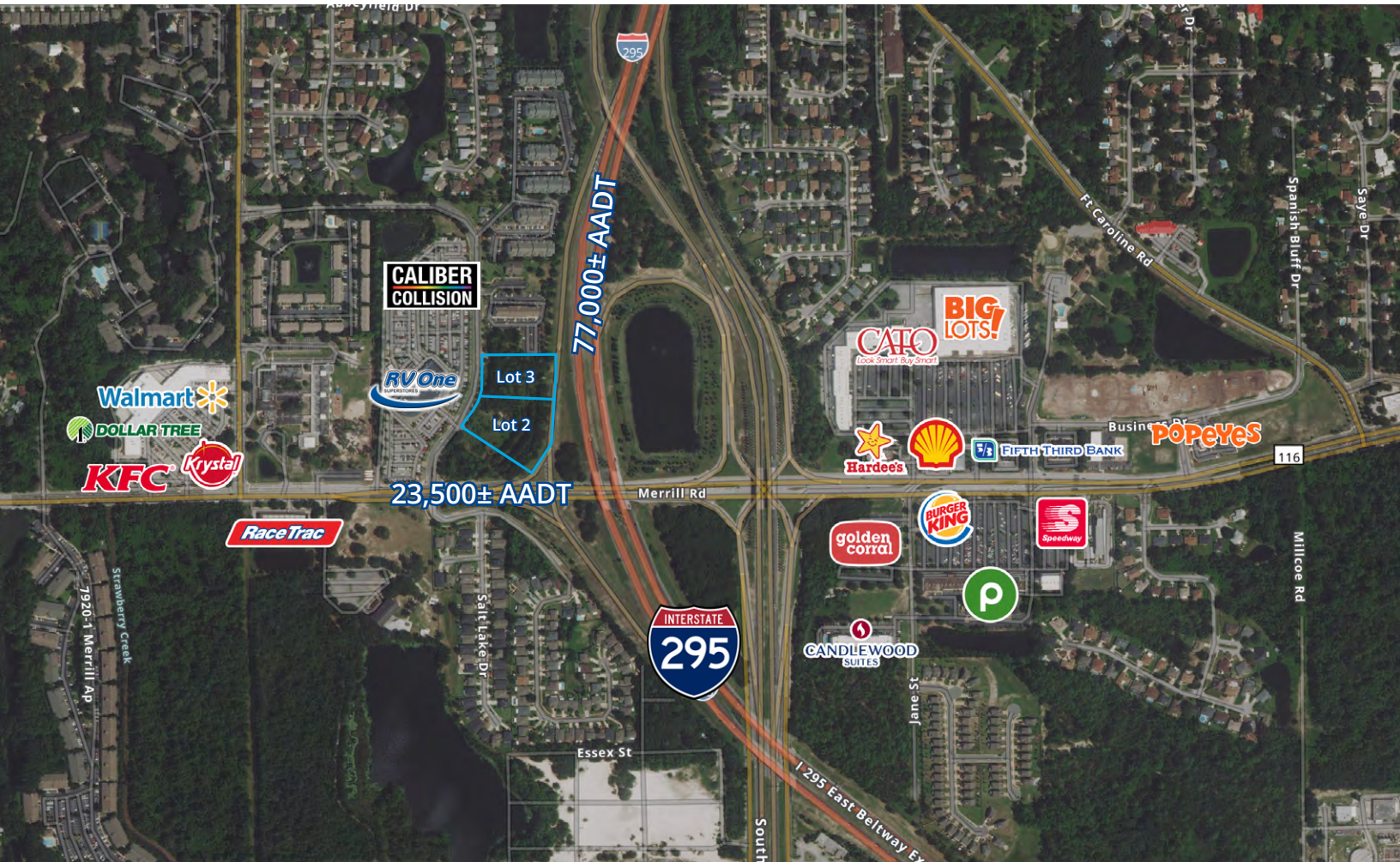
Jacksonville, FL 32277

- Great in-fill site located at the NW corner of I-295 and Merrill Road
- Property is zoned PUD allowing for most commercial uses
- Retention is in place and utilities are to the property line
- Traffic Counts:
 - Merrill Road - 23,500 VPD
 - I-295 - 77,000 VPD

Asking price: Lot 2 (2.04 AC) - \$599,000
Lot 3 (1.27 AC) - \$499,000

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Trade Area



Demographics



Population



Households



Average HH Income

1 Mile	10,650	4,280	\$72,341
3 Mile	70,242	28,137	\$65,719
5 Mile	166,288	64,336	\$72,414

Source: Esri Business Analyst 2021

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