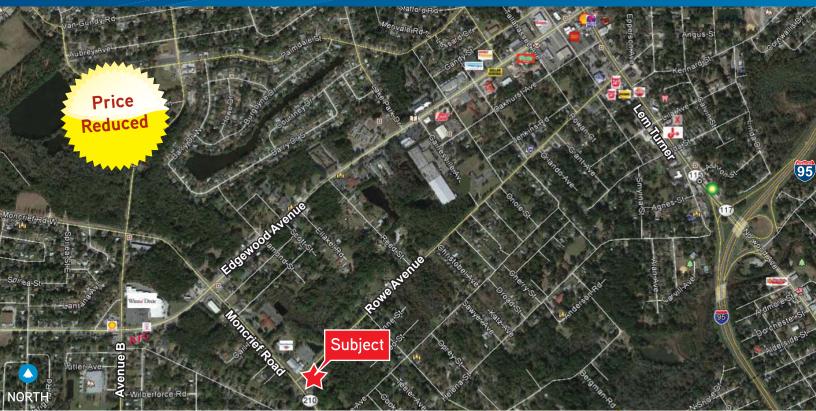
Northside Retail/Office Space

5775 MONCRIEF ROAD AND 2144 ROWE AVENUE, JACKSONVILLE, FLORIDA 32208

2,838± SF AVAILABLE



Property Features

- Property consists of 1 residential unit that totals
 1,173± SF and one commercial unit totaling 1,770± SF
 totaling for a combined total of 2,943± SF
- > Property is at the SE corner of Moncrief Road and Rowe Avenue
- > Property would be a great tear down opportunity for retail users
- > Total acreage of combined properties is .92±
- > Sales Price: \$299,000.00 for both

REDUCED TO: \$175,000.00 for both

(owner would consider subdividing)

St Johns R Subiect Northwest rban Co 109A lacksonville Arlingto 5 10 (103) 238 Wedy-Hi (109 (115) (21) Southside Drange Park NORTH

GARY MONTOUR +1 904 358 1206 | EXT 1116 JACKSONVILLE, FL gary.montour@colliers.com

5852

JEREMY MARTIN +1 904 358 1206 | EXT 1115 JACKSONVILLE, FL matt.entriken@colliers.com

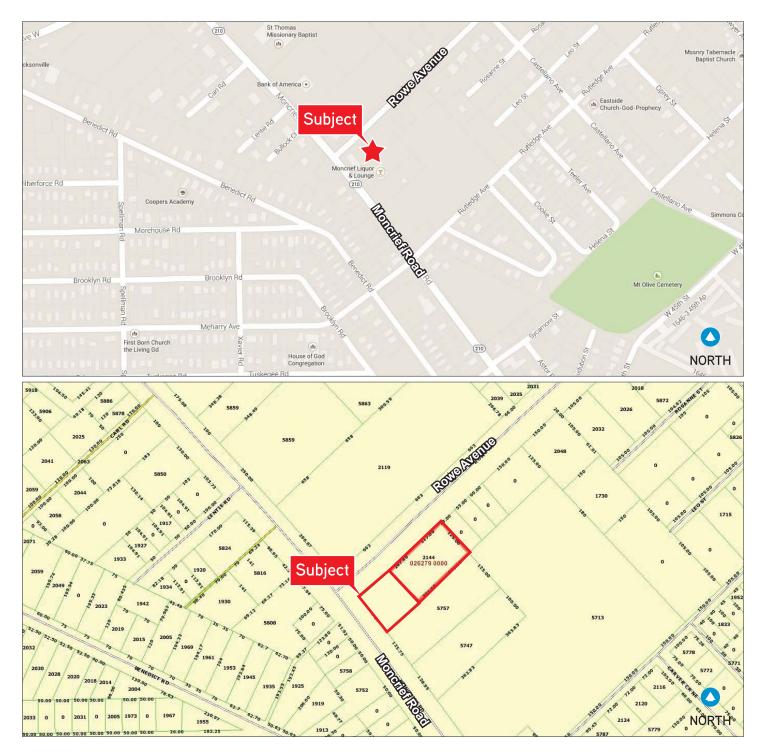
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Colliers

Northeast Florida

Street & Plat Map

5775 MONCRIEF ROAD AND 2144 ROWE AVENUE, JACKSONVILLE, FLORIDA 32208



Aerial

5775 MONCRIEF ROAD AND 2144 ROWE AVENUE, JACKSONVILLE, FLORIDA 32208



Demographics	1 Mile	3 Mile	5 Mile
2020 Projection	9,169	73,362	157,058
2015 Estimate	9,114	73,657	155,312
2015 Est. HH Income	\$34,419	\$34,528	\$40,315

16,500± cars per day on Moncrief Road (FDOT 2015)

Property Photos

5775 MONCRIEF ROAD AND 2144 ROWE AVENUE, JACKSONVILLE, FLORIDA 32208





Interior Photos

5775 MONCRIEF ROAD AND 2144 ROWE AVENUE, JACKSONVILLE, FLORIDA 32208





2,943± SF Available

5775 MONCRIEF ROAD AND 2144 ROWE AVENUE, JACKSONVILLE, FLORIDA 32208



Contact Us

GARY MONTOUR +1 904 358 1206 | EXT 1116 JACKSONVILLE, FL gary.montour@colliers.com

JEREMY MARTIN +1 904 358 1206 | EXT 1115 JACKSONVILLE, FL jeremy.martin@colliers.com

Please contact us to see this property

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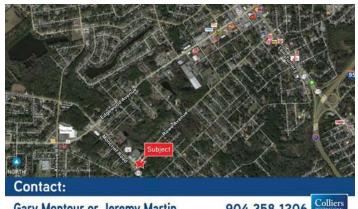
Available Retail Space



Profile 1 of 1

1/14/2016

Summary (5852)



Gary Montour or Jeremy Martin

904 358 1206

Building/Space	
Construction Status:	Existing
Primary Use:	Retail
Secondary Use:	Office
Year Built:	1963
# Buildings:	4
Construction Type:	Concrete Block
Exterior Type:	Concrete Block/Stucco
Roof Type:	Wood Truss
Frontage (feet):	207' on Rowe Avenue
Floor Type:	Vinyl

Utilities

Northside Retail/Office **Space** 5775 Moncrief Rd. and Rowe Ave.

Jacksonville, FL 32208

County:	Duval
Market:	Jacksonville
Sub Market:	Northside
Property Near:	2144 Rowe Avenue
Land Size (Acres)	0.59 Acres
Lot Dimensions (LxW):	125' x 207'
Available SF:	2,838 SF
Building SF:	2,838 SF
Retail SE:	2,838 SF
Retail SI.	2,030 31
General Listing/Transaction	•
	•
General Listing/Transaction	Information1
General Listing/Transaction Asking Price:	Information1 \$175,000.00 \$61.66 Per SF
General Listing/Transaction Asking Price: Transaction Type:	Information1 \$175,000.00 \$61.66 Per SF
General Listing/Transaction Asking Price: Transaction Type: Parking	Information1 \$175,000.00 \$61.66 Per SF
General Listing/Transaction Asking Price: Transaction Type: Parking Site	Information1 \$175,000.00 \$61.66 Per SF Sale
General Listing/Transaction Asking Price: Transaction Type: Parking Site Land SF:	Information1 \$175,000.00 \$61.66 Per SF Sale 25,700 SF

Visibility: Frontage: Frontage Traffic Count:

From Rowe Avenue Good 207' on Rowe Avenue 16,500 \pm cars per day on Moncrief Road (FDOT 2015)

Contacts

Access:

Listing Broker(s)

Gary Montour Colliers International | Northeast Florida 904.861.1116 gary.montour@colliers.com Jeremy Martin Colliers International | Northeast Florida 904 861 1115 jeremy.martin@colliers.com

Comments

Listing Comments:

- Property consists of 1 residential unit that totals 1,173± SF and one commercial unit totaling 1,770± SF totaling 2,943± SF

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