

# Retail Building For Sale

5940 Merrill Road

Jacksonville, FL 32277



## OFFERING SUMMARY

Sale Price:	\$220,000
Lot Size:	0.25 Acres
Year Built:	1963
Building Size:	1,892 SF
Zoning:	CCG-1
Market:	
Traffic Count:	15,100
Price / SF:	\$116.28

## PROPERTY OVERVIEW

Located on Merrill Road and within walking distance of the growing Jacksonville University main campus; this retail property is comprised of 1,892 square feet. Ample parking is available on the property and it is zoned CCG-1 in Duval county.

Possible uses include: restaurant, retail sales store, professional office, daycare center, church and many others.

The building sits on a 0.25 acre parcel and is located between Burger King and Direct Auto Life Insurance. Highly visible signage is available. Additionally, there are a multitude of food and coffee locations within close proximity located on Merrill Road.

## PROPERTY HIGHLIGHTS

- Freestanding Retail Building Located in the Arlington Submarket
- 1,892 Square Feet on a 0.25 Acre Parcel
- Ample Parking
- CCG-1 Zoning in Duval County
- Within Close Proximity to Multiple Food and Coffee Locations
- Walking Distance to Jacksonville University

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