



Location: East side of Main Street 335+- feet north of Bernard Road and 1,218+- south of Bird Road.



Estimated Land Size: 1.46+- acres



Zoning: CCG-2 and RLD-120
[Community/General Commercial](#)
[Low Density Residential](#)



AADT: 11,100 cars per day



Water & Sewer: Located adjacent property in Main St. ROW – 16" water main / 12" sewer force main.



Price: \$365,000.00



The Cordell Group

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The information contained herein has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



SUBJECT

Proposed 300 Unit Development

Proposed 525,000 SF Warehouse

Ashford Woods

First Coast High School

Crestwick South

Crestwick Crossing

North Creek

Hidden Lake Estates

Max Leggett Pkwy

O'Reilly AUTO PARTS

CVS pharmacy

DOLLAR GENERAL

Carwash

DICK'S SPORTING GOODS

INTEGRA RIVER RUN

VA U.S. Department of Veterans Affairs

River City Marketplace
Lowe's Walmart Ross OfficeMax Michaels Best Buy

Area Hotels & Lodging
Courtyard Crowne Plaza Fairfield Hyatt

COACH NEW YORK

Mercedes-Benz

JAX Jacksonville International Airport

AA INSURANCE AUTO AUCTIONS

Ring Power CAT

Loves

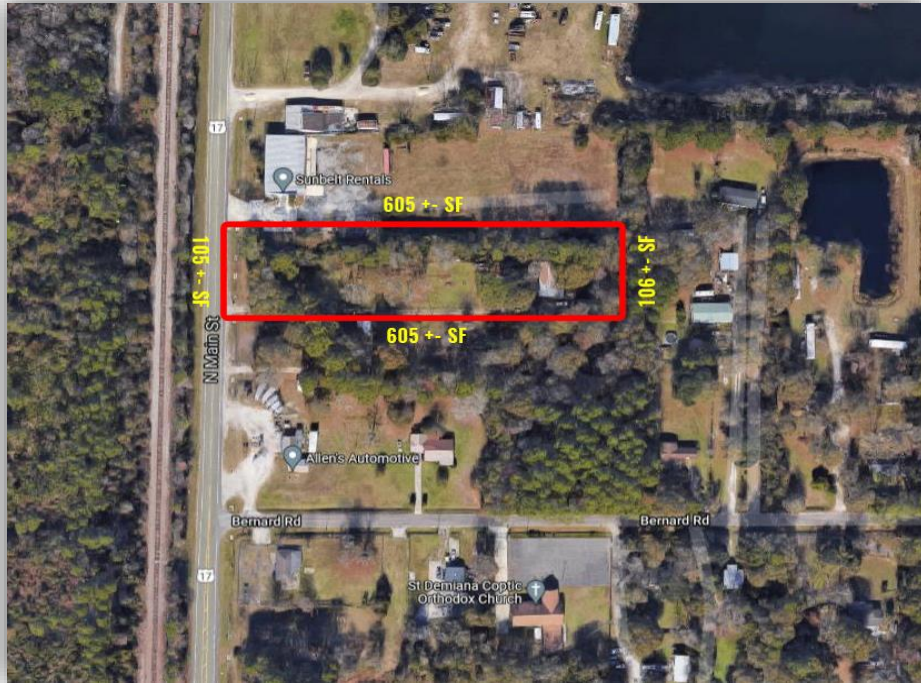
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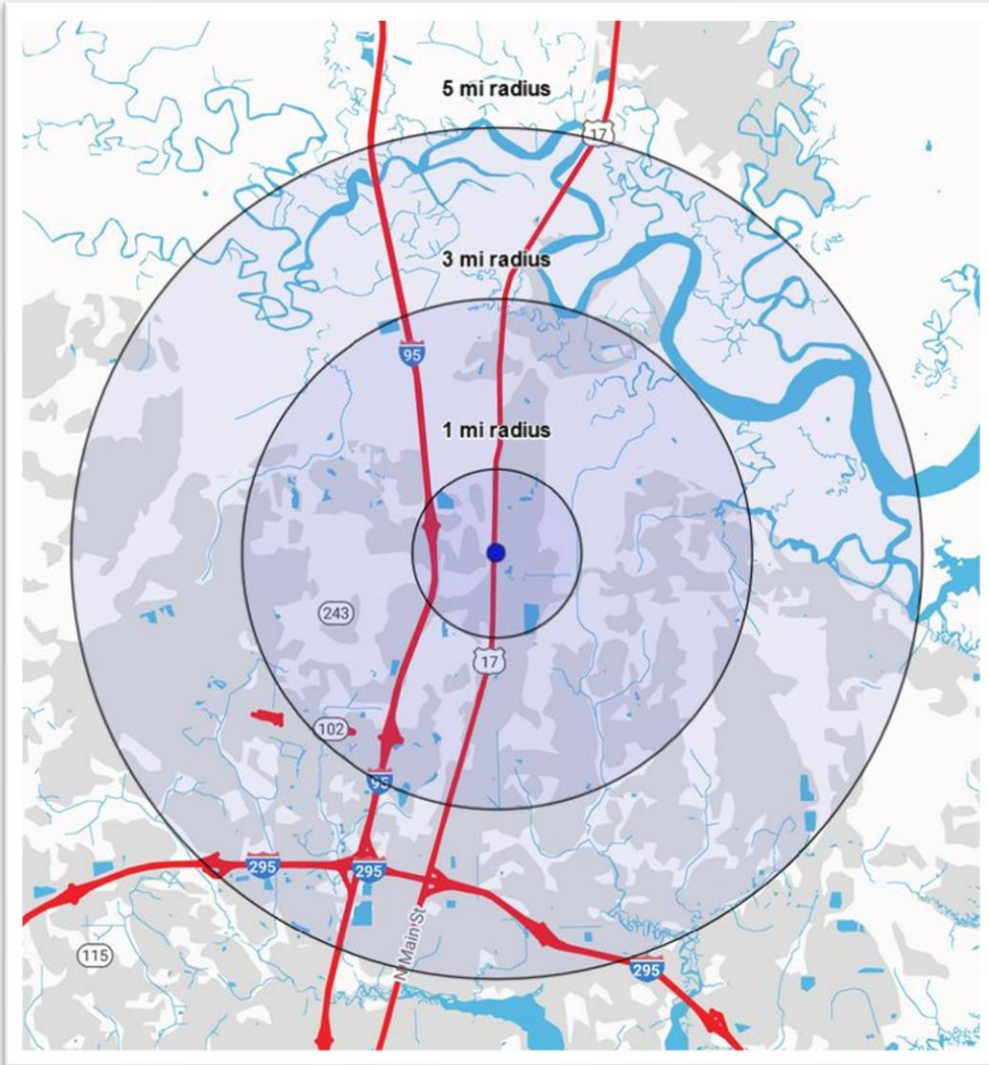
Pecan Park Rd

95

95

➔ GIS MAPS





Area Demographics

	1 MILE	3 MILES	5 MILES
2021 Population	654	17,103	41,812
2026 Projected Population	783	19,910	46,456
2021 Total Households	236	6,286	15,456
2021 Projected Households	283	7,383	17,267
Average Household Income	76,979	76,637	79,875
2021 Median Age	34.8	34.7	34.9
2021 Total Housing Units	255	6,804	16,785
2021 Total Businesses	13	670	1,729



Downtown
20 Minutes



JIA Airport
10 Minutes



I-95
5 Minutes



I-295
10 Minutes