

FOR SALE: 2.6 ACRE CCG-2 ZONED CORNER LOT

15125 North Main Street, Jacksonville, Florida 32218



N Main Street

Bird Road



Donald G. "Beau" Maurer
Ocean Blvd., Suite #15
Atlantic Beach, Florida 32233
Phone: (904) 370-0600
Email: beau@thecordellgroup.com



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PROPERTY DETAILS



15125 North Main Street
Jacksonville, Florida 32218

➔ **Location:** Northeast corner of Main Street and Bird Road 1,750+- SF south of Main Street and Pecan Park Road intersection.

➔ **Frontage/Access/Exposure:**

N Main Street: 300+- SF

Bird Road: 378+- SF

➔ **No Wetlands**

➔ **Estimated Land Size:** 2.6+- acres

➔ **Zoning:** CCG-2

➔ **AADT:** 13,000 cars per day

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

➔ **Price:** \$1,150,000.00



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COMMERCIAL REAL ESTATE SERVICES

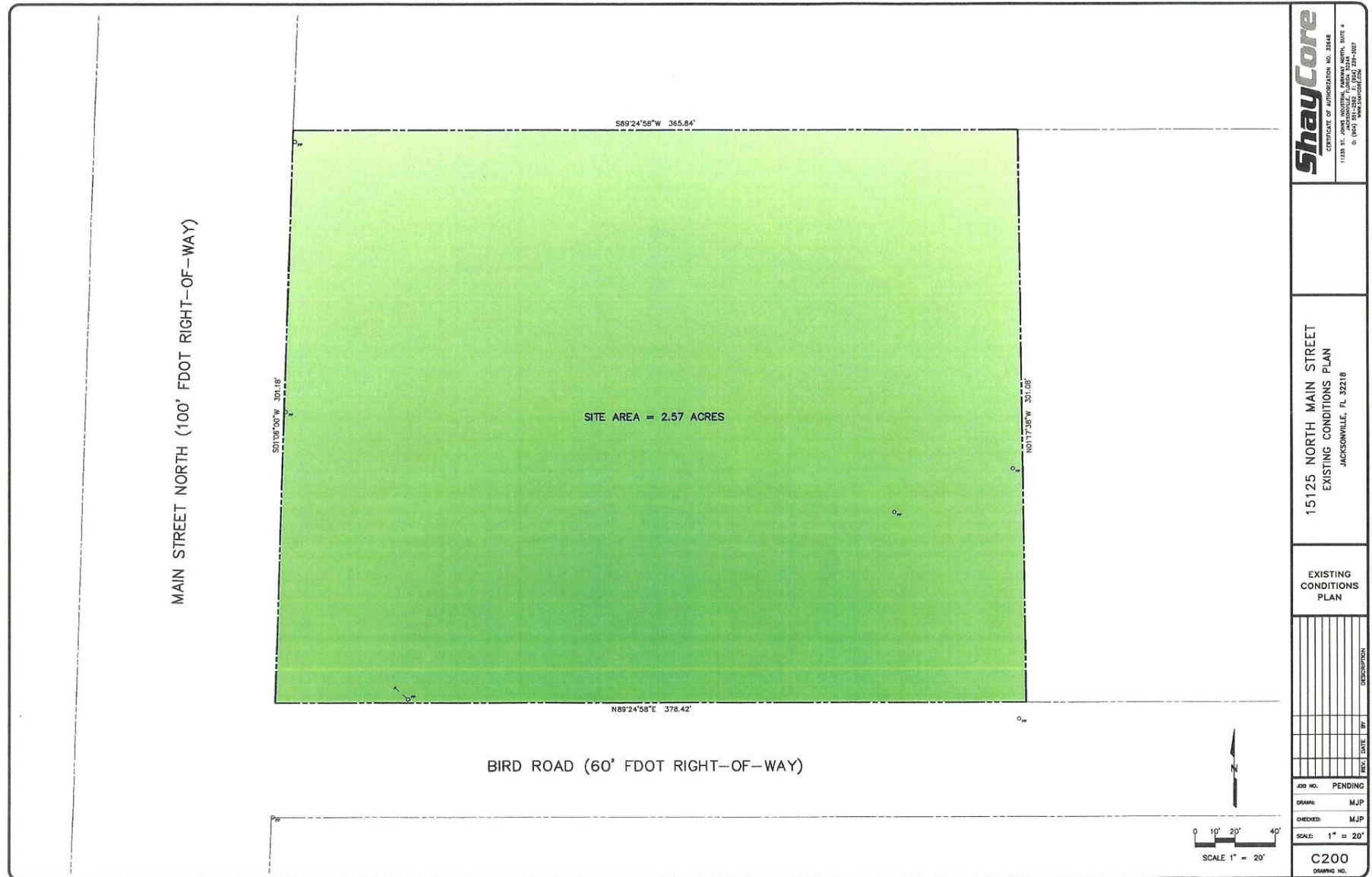
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15125 North Main Street





ShayCore
 CERTIFICATE OF AUTHORIZATION NO. 28448
 11335 ST. JOHN'S INDUSTRIAL PARKWAY, SUITE 4
 JACKSONVILLE, FL 32218
 P. (904) 551-2922 F. (904) 551-2927
 WWW.SHAYCORE.COM

15125 NORTH MAIN STREET
 EXISTING CONDITIONS PLAN
 JACKSONVILLE, FL 32218

EXISTING
 CONDITIONS
 PLAN

REV	DATE	BY	DESCRIPTION

JOB NO. PENDING
 DRAWN: MJP
 CHECKED: MJP
 SCALE: 1" = 20'
C200
 DRAWING NO.

TAX MAP



AREA DEMOGRAPHICS



**15125 North Main Street
Jacksonville, Florida 32218**

	1 MILE	3 MILES	5 MILES
2025 Population	985	16,625	46,759
2029 Projected Population	1,115	20,048	54,305
2025 Total Households	332	5,947	17,283
2029 Projected Households	386	7,170	20,030
Average Household Income	107,969	110 105	105 327
2025 Median Age	34.2	36.2	36.4
2025 Total Housing Units	371	6,625	19,220
2025 Total Businesses	12	682	2,007



Downtown
20 Minutes



JIA Airport
10 Minutes



I-95
5 Minutes



I-295
10 Minutes