

FOR SALE > RETAIL

Freestanding Retail Location

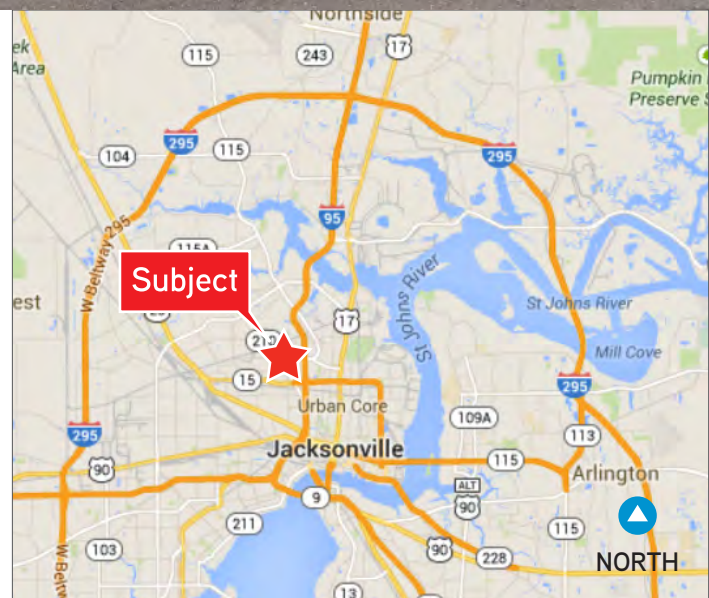
4220 MONCRIEF ROAD, JACKSONVILLE, FL 32209

2,014± SF AVAILABLE



Property Features

- > Property is located on Moncrief Road, west of I-95 and would be a great opportunity for a convenience store user
- > 2,014± SF building on 0.44± acres
- > Property is zoned CCG-2, the highest commercial zoning
- > Additional adjacent land can be used for parking
- > Asking Price: \$249,000



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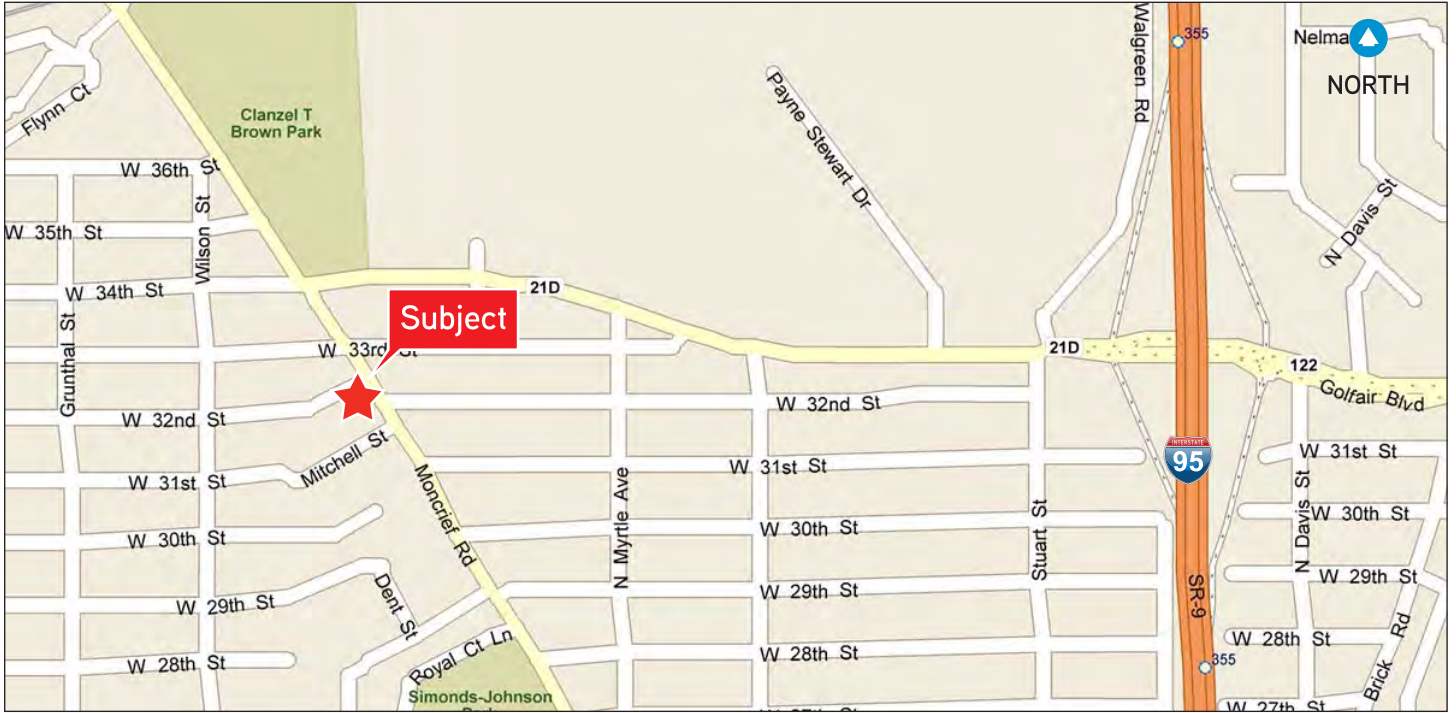
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Street & Plat Map

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Aerial

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Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2016	11,436	77,121	169,480
Pop. Est. 2021	11,427	77,676	172,742
2016 Est. Avg. HH Income	\$30,391	\$36,403	\$45,904

Source: Esri Business Analyst Online

Traffic Count	Daily	Trucks
Moncrief Rd	2,400	46

Source: Florida Department of Transportation (FDOT)

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Freestanding Retail Building

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Contact Us

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Please contact us to see this property

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