

FOR SALE

169 MCDUFF AVENUE SOUTH

169 McDuff Avenue South, Jacksonville, FL 32254



OFFERING SUMMARY

Sale Price:	\$149,000
Lot Size:	0.4 Acres
Price / Acre:	\$372,500
Zoning:	CCG-2

PROPERTY OVERVIEW

Close to half an acre of retail CCG-2 land available for sale on the Westside of Jacksonville with exposure and frontage along McDuff Ave. Traffic counts are about 12,500 AADT. There is an existing restaurant building that is not usable.

PROPERTY HIGHLIGHTS

- .40 +/- acres on Westside
- Traffic count of 12.500 AADT
- CCG-2 land

PRESENTED BY:

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STEVE ORMAN
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FOR SALE
169 MCDUFF AVENUE SOUTH



2929 Plummer Cove Rd., Suite 2
Jacksonville, FL 32223

169 McDuff Avenue South, Jacksonville, FL 32254



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ADDITIONAL PHOTOS

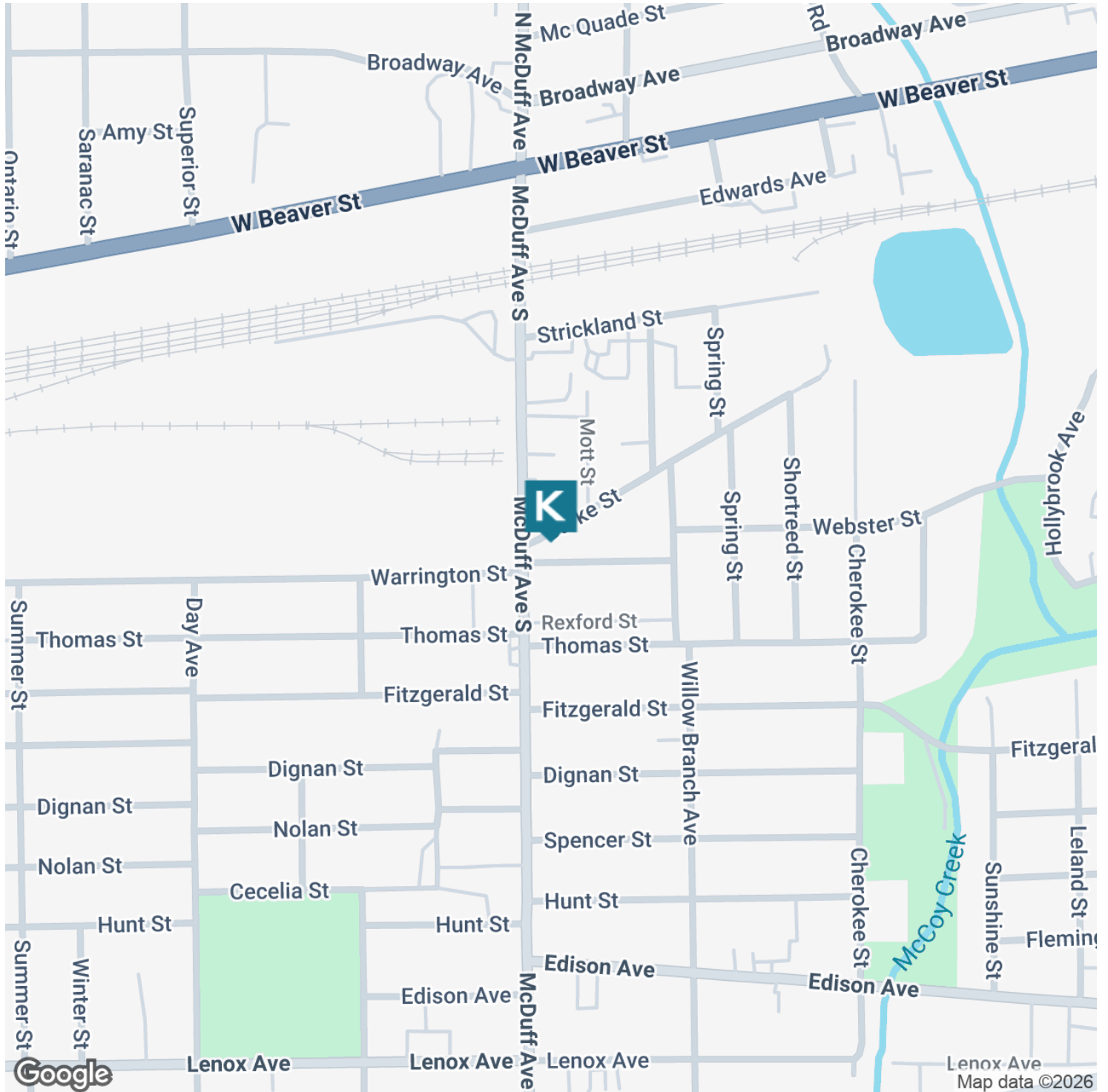
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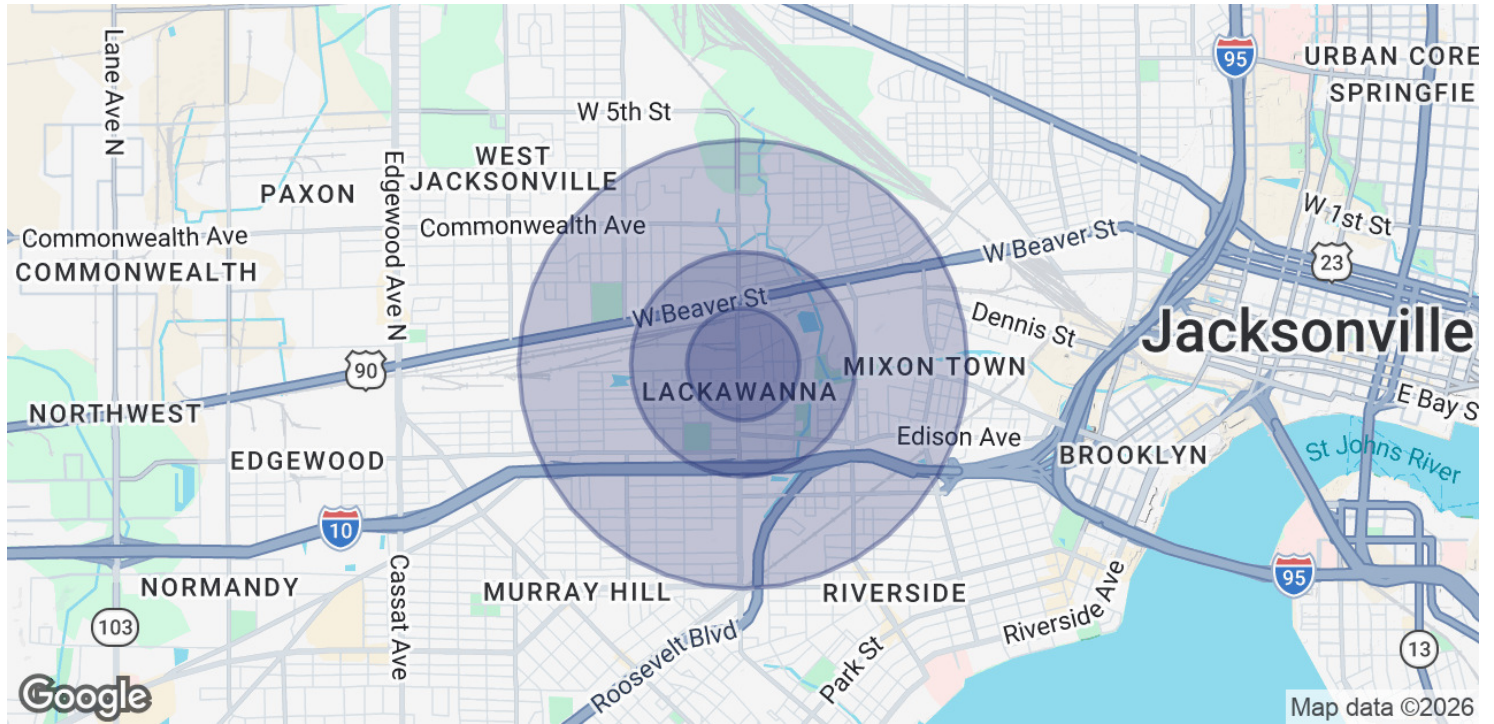
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LOCATION MAP

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	614	2,772	9,786
Average Age	31.3	34.7	36.8
Average Age (Male)	27.0	32.8	35.3
Average Age (Female)	35.3	34.2	36.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	223	1,024	4,258
# of Persons per HH	2.8	2.7	2.3
Average HH Income	\$36,234	\$34,358	\$48,502
Average House Value	\$75,293	\$84,201	\$116,077

2023 American Community Survey (ACS)

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