



**CALIBER  
COLLISION**

**RV One**  
SUPERSTORES

Dames Point Crossing

Future  
Hotel

Site  
1.47± AC

79,922± AADT



28,500± AADT

Merrill Rd



**For Sale**

Price  
**\$1,100,000**

 **View  
Online**

**Jason Ryals**  
Senior Vice President  
+1 904 861 1136  
jason.ryals@colliers.com

**Gina Kline**  
Senior Associate  
+1 904 861 1104  
gina.kline@colliers.com

**Mike Phillips**  
Associate Vice President  
+1 904 861 1113  
mike.phillips@colliers.com

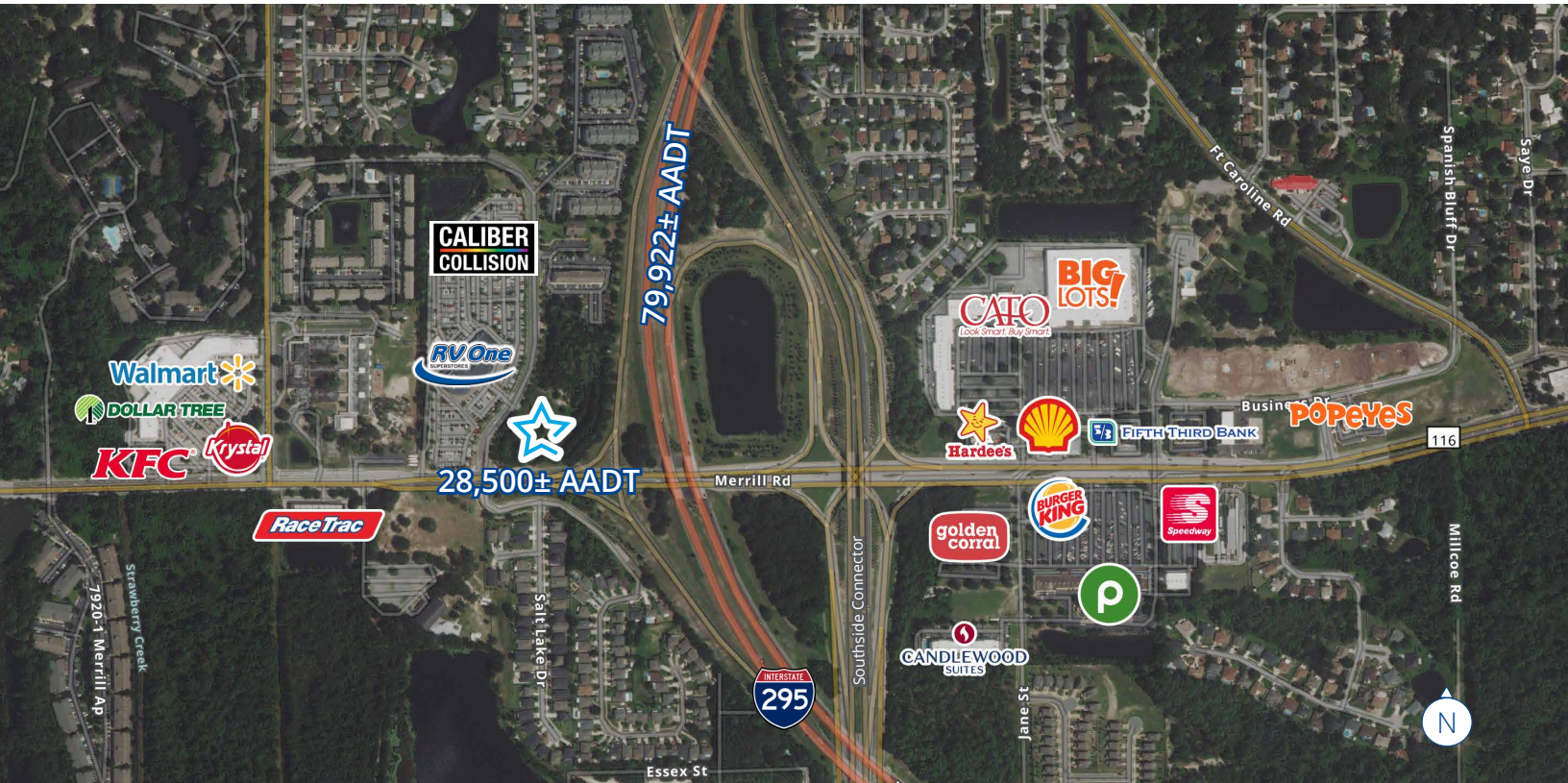
# Commercial Corner Parcel NEC Merrill Rd & Dames Point Crossing Blvd Jacksonville, FL 32277

- Great corner parcel located on Merrill Rd at I-295 interchange
- 300' of frontage on Merrill Rd
- Property is zoned PUD allowing for most commercial uses
- Offsite retention and shared ingress and egress road at full access median
- Excellent visibility on Merrill Rd with 28,500 cars per day

Copyright © 2023 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.



# Trade Area



## Area Demographics

Source: ESRI Business Analyst, 2022



### Population

1 Mile	11,604
3 Miles	76,167
5 Miles	169,164



### Daytime Population

1 Mile	8,460
3 Miles	65,380
5 Miles	144,753



### Median Household Income

1 Mile	\$62,666
3 Miles	\$54,759
5 Miles	\$60,276

## Contact

**Jason Ryals**  
Senior Vice President  
+1 904 861 1136  
jason.ryals@colliers.com

**Gina Kline**  
Senior Associate  
+1 904 861 1104  
gina.kline@colliers.com

**Mike Phillips**  
Associate Vice President  
+1 904 861 1113  
mike.phillips@colliers.com

76 S. Laura St., Ste. 1500  
Jacksonville, FL 32202  
+1 904 358 1206  
colliers.com/jacksonville