

0 N Main St | ±0.41 AC Commercial ...

0 N Main St, Jacksonville, FL 32218

MOMENTUM Presented By:
— REALTY — Momentum Realty



0 N Main St | ±0.41 AC Commercial Site

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Property Details

Commercial development opportunity along the North Main Street (US-17) corridor in North Jacksonville, an area experiencing continued residential and commercial growth.

This ±0.41-acre vacant commercial parcel offers frontage along N Main Street and is positioned just north of the intersection of Max Leggett Parkway and Duval Station Road, a key commercial crossroads serving the surrounding North Jacksonville market.

Max Leggett Parkway provides convenient access west toward I-95 and I-295, while Duval Station Road connects the property to established residential communities, retail and commercial development to the east.

The property is zoned CCG-2 (Commercial Community/General-2), allowing for a broad range of commercial uses, including retail sales and services, professional and business offices, automotive-related uses, restaurants, light manufacturing, processing, packaging and fabricating, as well as qualifying small-scale wholesaling, warehousing, storage and distribution operations, subject to applicable zoning, permitting, development standards and use-specific requirements.

The site is vacant and available immediately, offering an opportunity for an owner-user, developer or investor seeking a commercial site along the growing North Main Street corridor.

The adjacent property at 14577 N Main Street features a recently constructed ±10,000 SF flex building, further demonstrating ongoing commercial development in the immediate area.

Price: \$169,000

- Owner-User or Development Opportunity: Well suited for an owner-user, developer or investor seeking a commercial site along the N Main Street corridor
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Price:	\$169,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	0.41 AC
No. Lots:	1
Zoning Description:	CCG-2
APN / Parcel ID:	107900-0000

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CCG-2 Zoning: Flexible Commercial Community/General-2 zoning supporting a broad range of potential commercial uses, subject to applicable requirements

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Strategic Connectivity: Located just north of Max Leggett Parkway and Duval Station Road with convenient access to I-95 and I-295.

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Growing Trade Area: Surrounded by expanding residential and commercial development in the North Jacksonville market.

View the full listing here: <https://www.loopnet.com/Listing/0-N-Main-St-Jacksonville-FL/42280447/>

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Location

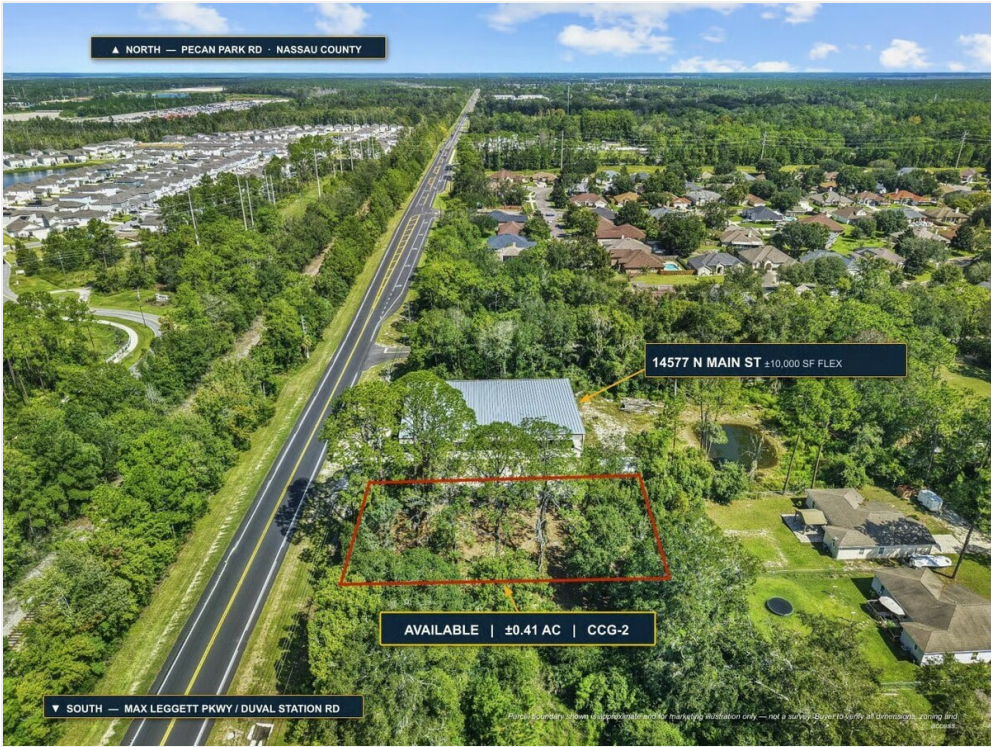
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Property Photos



aereal view



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Property Photos



land view



land view

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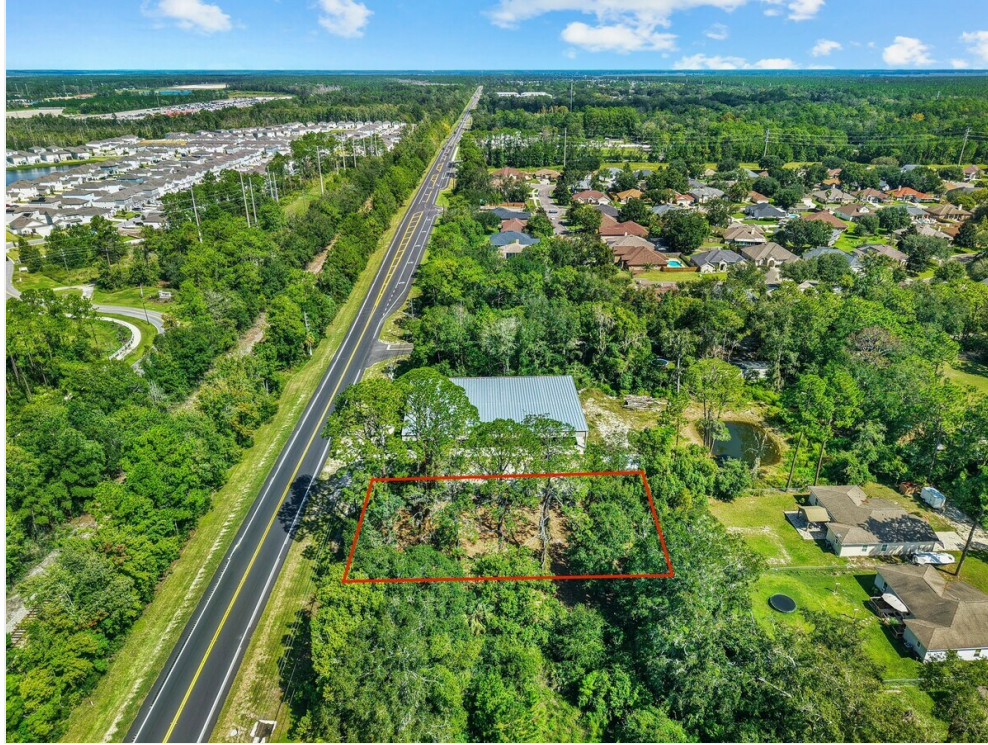


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