

5940 Merrill Road Jacksonville, FL 32277



Acres / Interior SF: .25 Acre / 1,892-SF
Zoning: CCG-1
RE #: 116100-0000

Watson Commercial Realty Inc.
4685 Sunbeam Road, Suite 4
Jacksonville, FL 32257
904-200-1030
Will Messer

5940 Merrill Road

Offering Statistics

Sales Price	\$324,900
Cap Rate	5.71%
NOI	\$18,540
Lease Term	5 Years
Years Remaining	1 Year
Lot Size	.25-Acre; 10,890-SF
Building Size	1,892-SF
Land \$/SF	\$24.61/SF
Building \$/SF	\$141.65/SF
Year Built	1963
Zoning	CCG-1
Traffic Count	15,500

Demographics—CoStar, Census

Proximity:	1 mile	3 miles	5 miles
Total Population:	16.8K	79.2K	186.6K
Median Age:	33.5	35.8	36.8
Households:	6.1K	30.7K	76.1K
Avq. HH Inc.	\$57.5K	\$64.5K	\$60.8K



WILL MESSER

Commercial Sales Associate

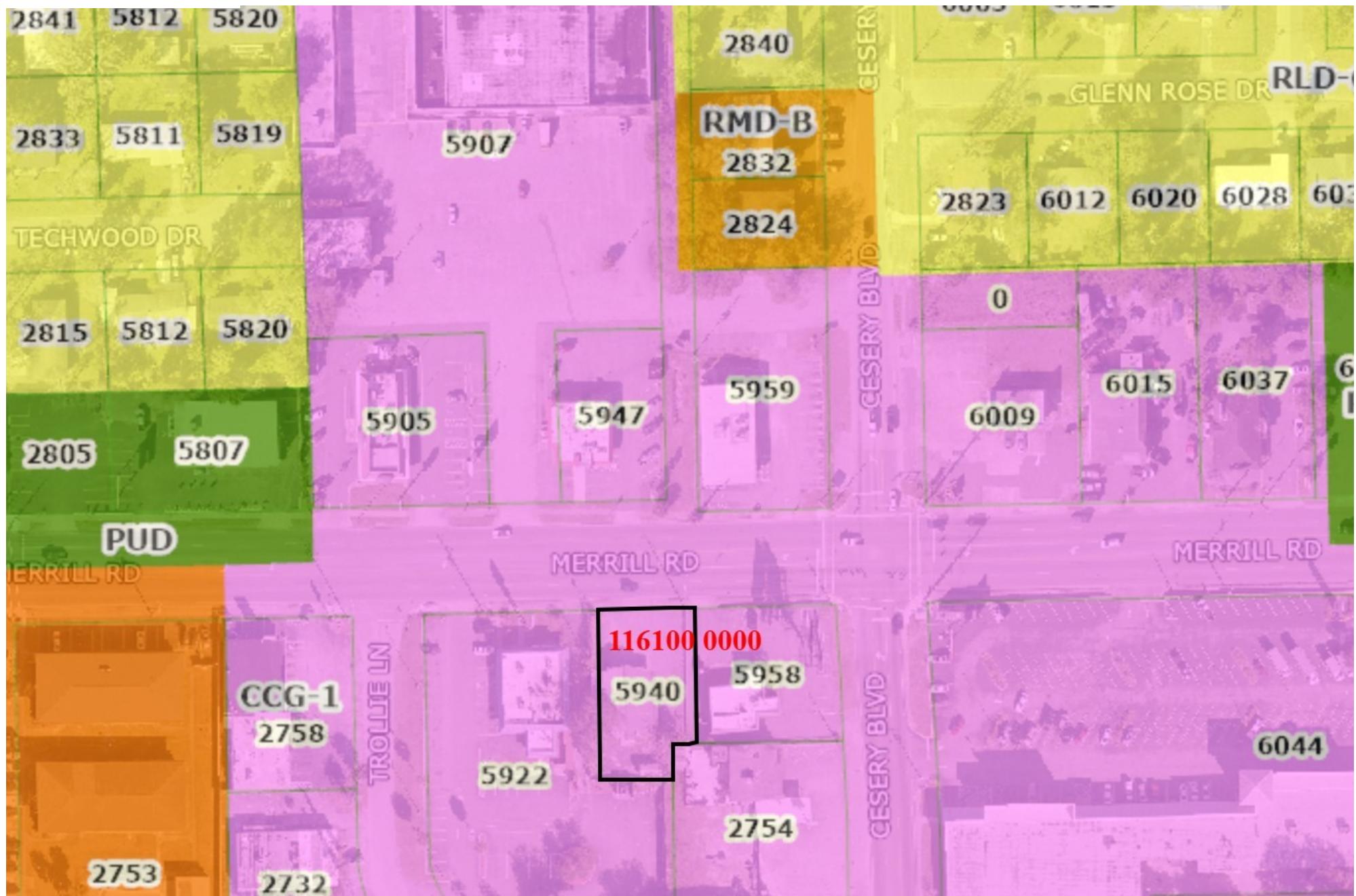
Mobile: **904-200-1030**
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Commercial Realty, Inc.

5940 Merrill Road Zoning Map





Commercial Realty, Inc.

5940 Merrill Road

Traffic Count



**15,500 Average Annual Daily Traffic (AADT) Florida Department of Transportation (FDOT)
2023**





5940 Merrill Road

Location

Jacksonville University	.3 mile / 1 min.	I-95	6 miles / 11 mins.
Mathews Bridge	2 miles / 6 mins.	I-10	8 miles / 13 mins.
I-295	3 miles / 6 mins.		
Everbank Field	4 miles / 8 mins.		



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