

SALE

12761 NORTH MAIN STREET

Jacksonville, FL 32218



PROPERTY DESCRIPTION

Prime 0.39-acre commercial lot in a high-traffic area of northern Jacksonville! Located near the intersection between Interstate 295 and Interstate 95. This versatile property offers excellent visibility and accessibility, ideal for retail, office, or service businesses. Surrounded by thriving commercial activity, offering strong growth potential.

PROPERTY HIGHLIGHTS

- Zoning: Commercial Community/General-2 (CCG-2)
- Near I-95 and I-295!
- Annual Average Daily Traffic of 12,600!

OFFERING SUMMARY

Sale Price:	\$264,999
Lot Size:	0.39 Acres
APN#:	107416-0000

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	102	491	2,210
Total Population	238	1,097	4,836
Average HH Income	\$72,522	\$73,099	\$76,093

Eric Maimo
(904) 537-6443

Adam Lanteigne
(904) 584-7777

Bob Buckmaster, CCIM
(904) 827-1717



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

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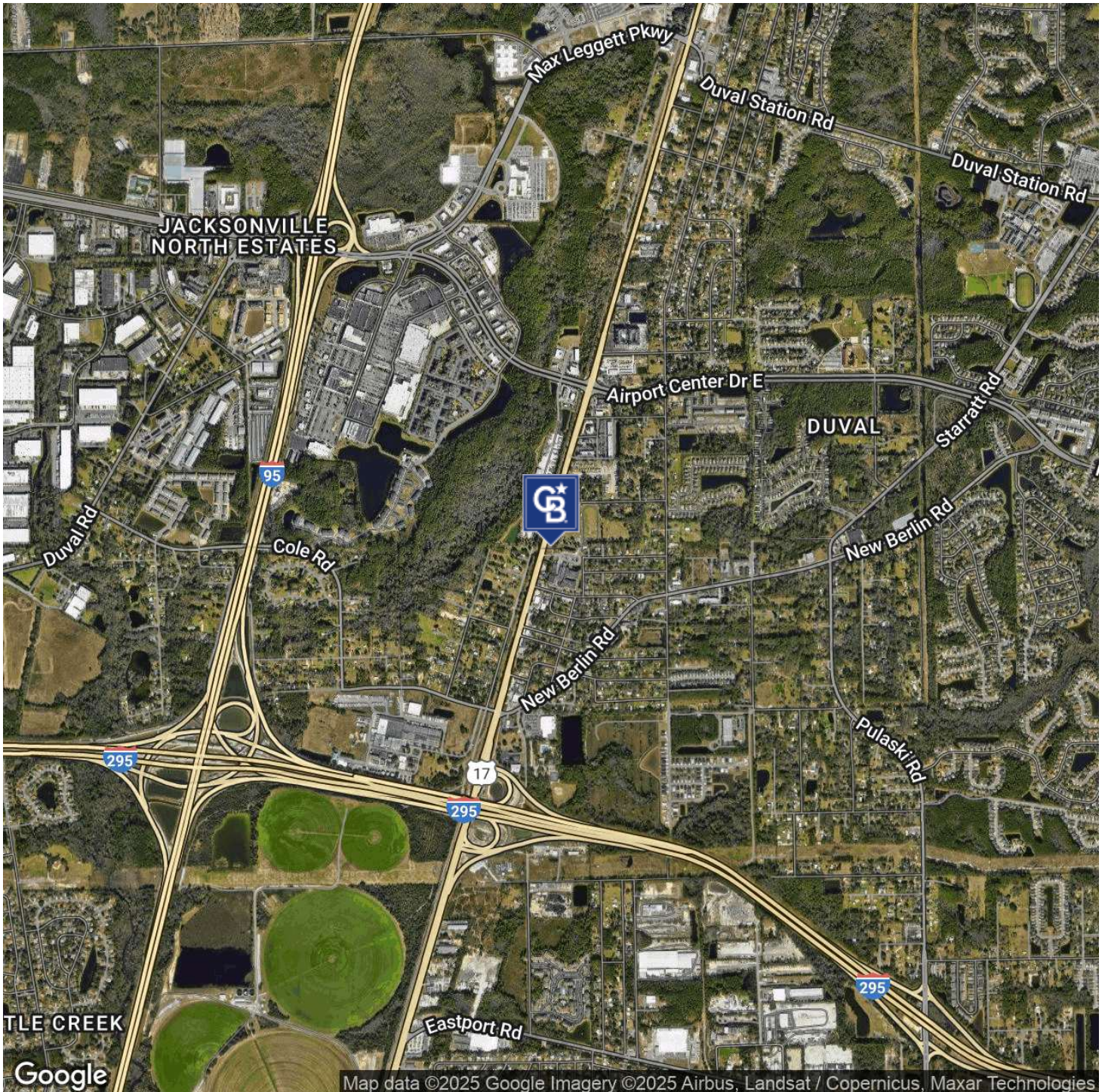


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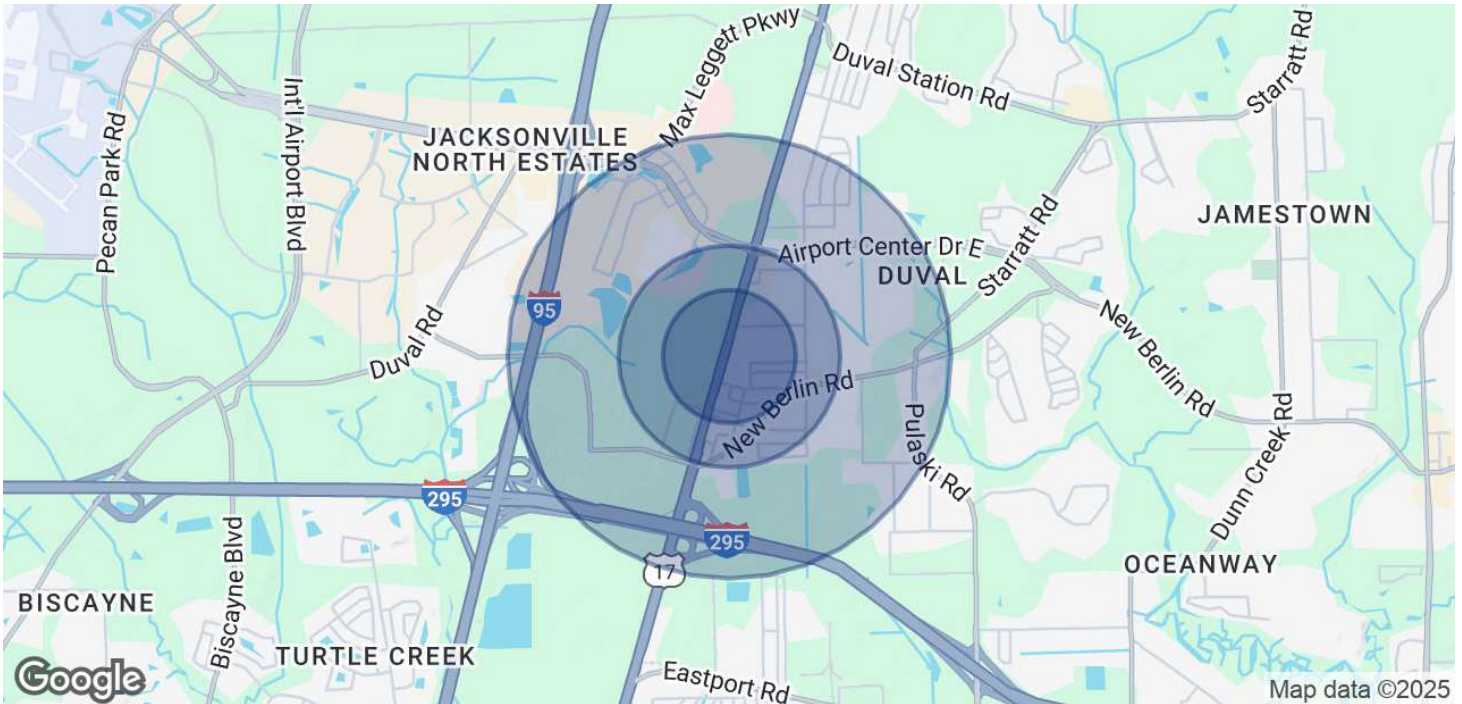


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	238	1,097	4,836
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	102	491	2,210
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$72,522	\$73,099	\$76,093
Average House Value	\$222,104	\$224,825	\$237,723

Demographics data derived from AlphaMap

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