



MAIN STREET AND BIRD RD

2.6 ACRES FOR SALE

15125 North Main Street, Jacksonville, FL 32218



FranklinStreet

OFFERING MEMORANDUM

MAIN STREET AND BIRD RD



Land

15125 North Main Street, Jacksonville, FL 32218

Sale Price:	\$1,050,000
Price / SF:	\$6.84
Lot Size:	2.6 Acres
Zoning:	CCG-2

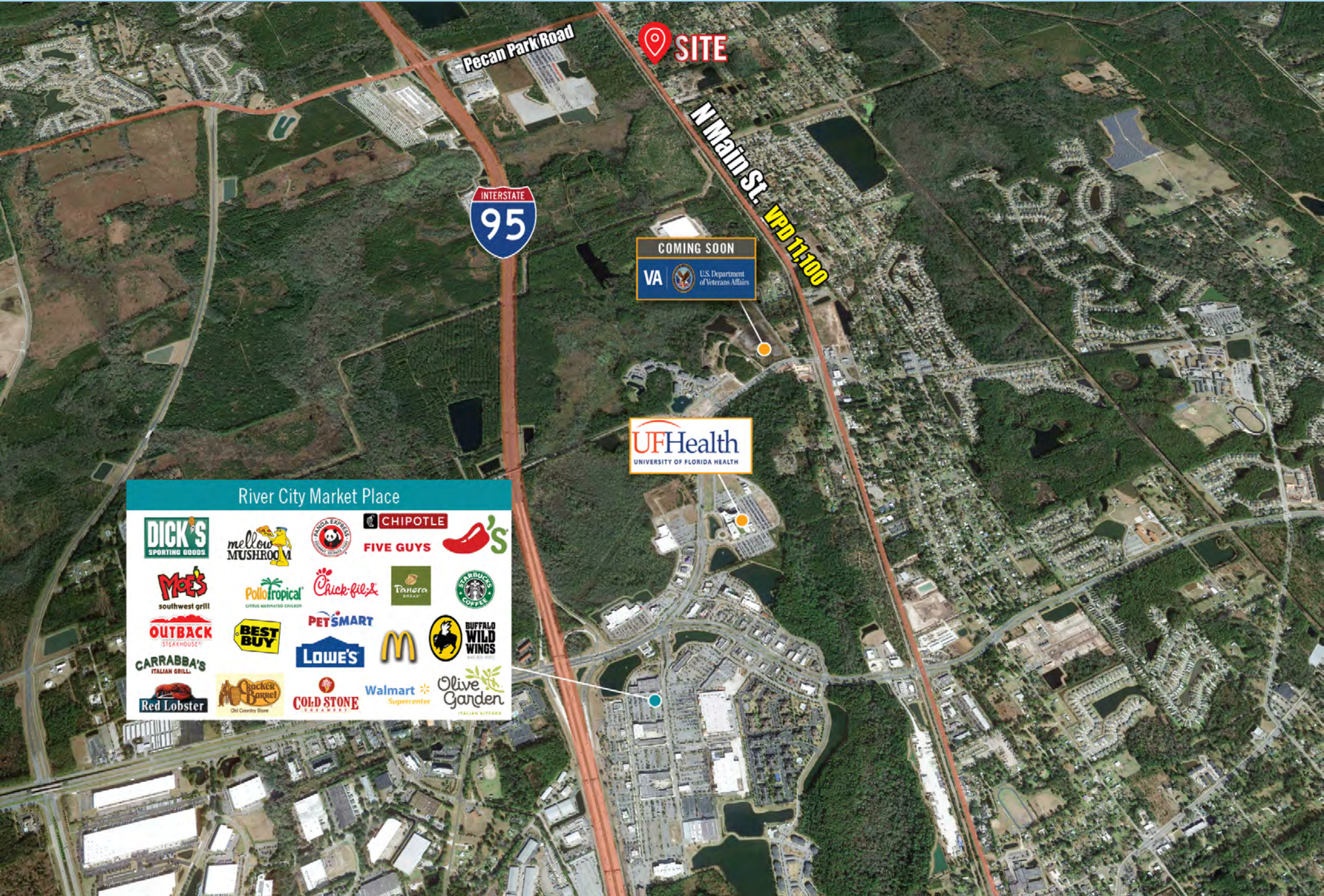


INVESTMENT HIGHLIGHTS

- 2.6 commercial acres for sale
- Corner parcel with 300 feet of frontage on Main Street
- Located in Duval County nearby I-95
- 6 miles from Jacksonville International Airport
- Located near major retailers and hospitals
- Clean Phase 1 and no wetlands

INVESTMENT SUMMARY

This 2.6 acre lot of land is located in Duval County, just east of the Jacksonville International Airport. This site is nearby many new developments that are underway including several apartment complexes, new warehouses, and self-storage units.



 **SITE**

Pecan Park Road

INTERSTATE
95

N Main St. WPD 11100

COMING SOON
VA  U.S. Department of Veterans Affairs

UFHealth
UNIVERSITY OF FLORIDA HEALTH

River City Market Place



JAX

Jacksonville
International
Airport



SEATON PRESERVE APARTMENTS
Developed by Republic Properties
240 units



NEXUS PLACE WAREHOUSE
Developed by Benderson
Development Co.
2,040,000 sq. ft.

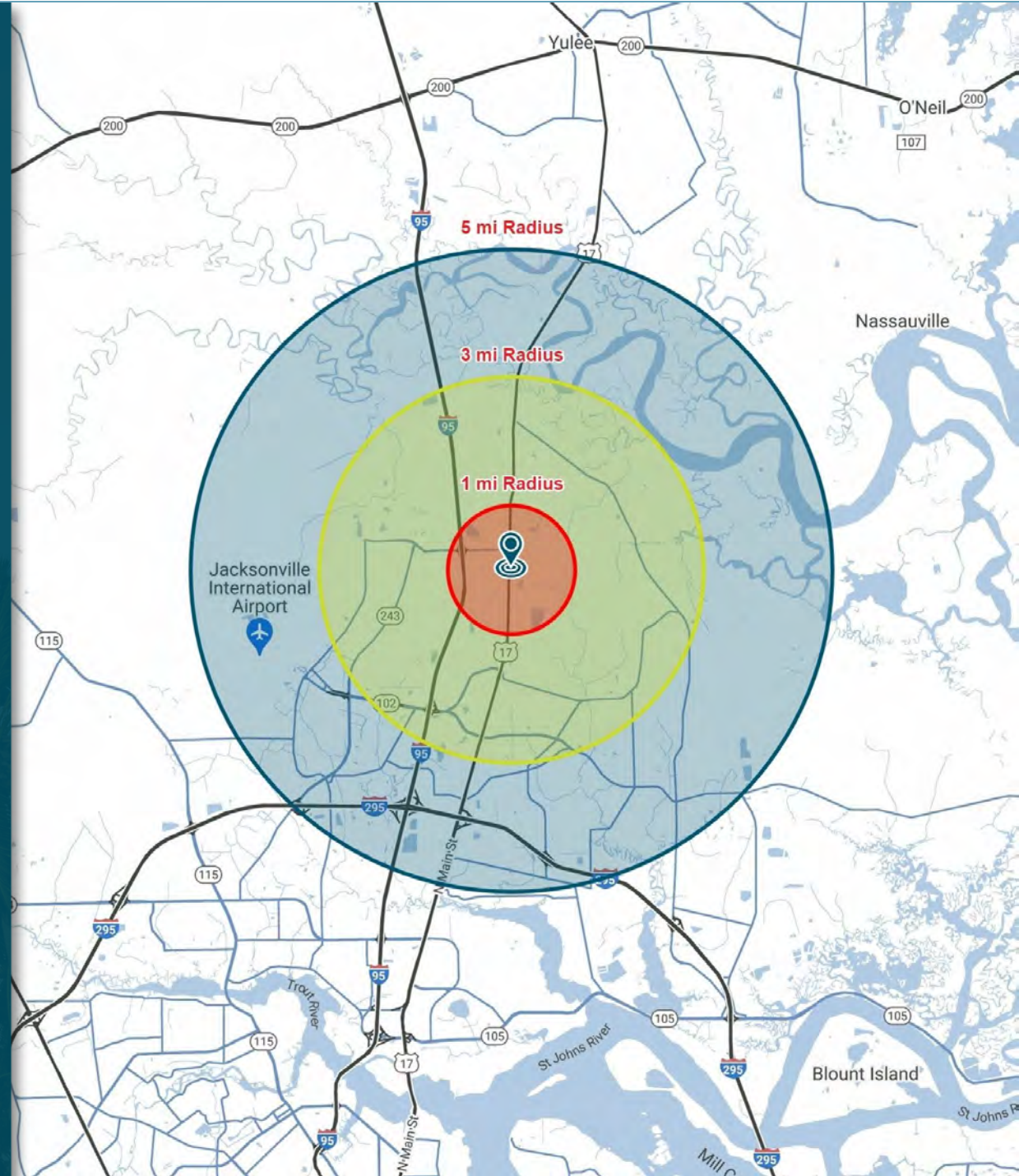
**PROPOSED MULTIFAMILY
MIXED PURPOSE**

PECAN PARK WAREHOUSE
Developed by Sefried-PSO JAX LLC
525,000 sq. ft.



	1 MILE	3 MILE	5 MILE
2022 Population	2,048	16,727	43,097
2027 Projected Population	2,437	18,555	46,529
# of Households	804	6,024	15,747
Average Household Income	\$65,794	\$72,405	\$70,343
Workplace Employees	167	5,732	16,242
Median Age	38.1	37.6	37.1

* Demographic data derived from 2020 ACS - US Census





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CONTACT A TEAM MEMBER FOR MORE INFORMATION

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