



## 8,320 SF FREESTANDING BUILDING | FOR SALE OR FOR LEASE

4380 Moncrief Rd W  
Jacksonville, FL 32209

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# PROPERTY OVERVIEW

Available for sale or for lease. Take hold of the opportunity to establish your business at 4380 Moncrief Rd W in Jacksonville, FL, a former Family Dollar store. This freestanding retail property is zoned CN and features a spacious 8,320 SF building on a 2.52-acre lot, providing ample paved parking and prominent tall monument signage.

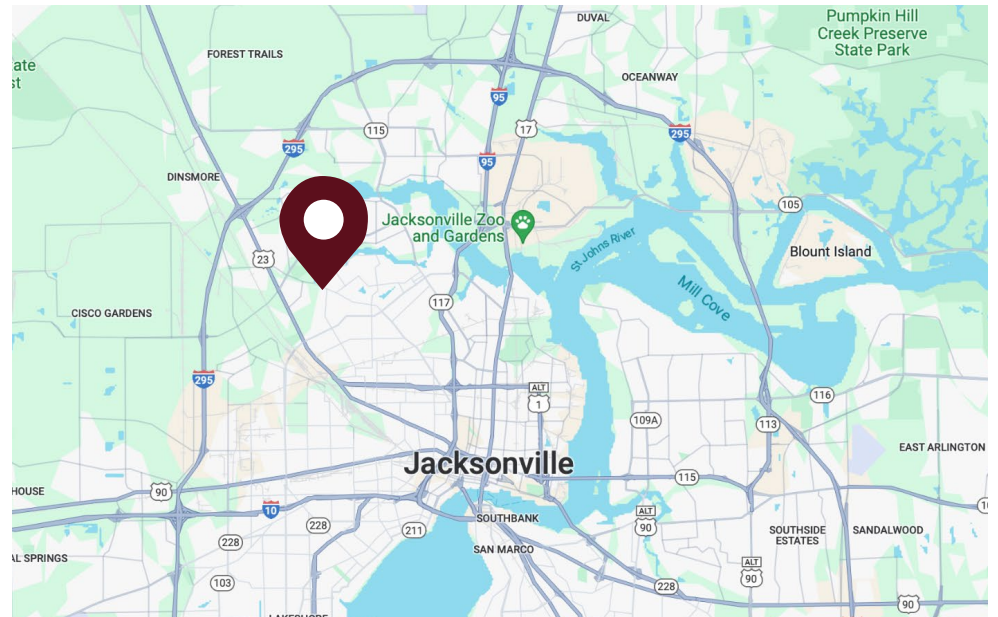
Located near the signalized intersection of Moncrief Rd and Cleveland Rd, the property boasts two convenient access points for easy entry and exit. This is a prime location ensuring high visibility and steady foot traffic, making it an ideal spot for your retail venture.

## LEASING SUMMARY

Sale Price:	\$1,700,000.00
Lease Rate:	\$12/SF + NNN
Sublease Rate:	\$13.50/SF Modified Gross
Sublease Expiration:	8/31/29
Size:	8,320 SF
Zoning:	CN
Parcel ID:	041466-0000
Lot Size:	2.52 AC
Year Built:	2013
Frontage:	153' on Moncrief Rd (with 1 curb cuts)
Property type:	Freestanding building
Monument Signage:	Yes

## DEMOGRAPHICS

	3 MILES	5 MILES
Population	57,209	141,765
Households	22,032	55,530
Median Age	39.8	38.4
Median Household Income	\$40,148	\$41,702
Average Household Income	\$59,280	\$61,808



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# PROPERTY PHOTOS



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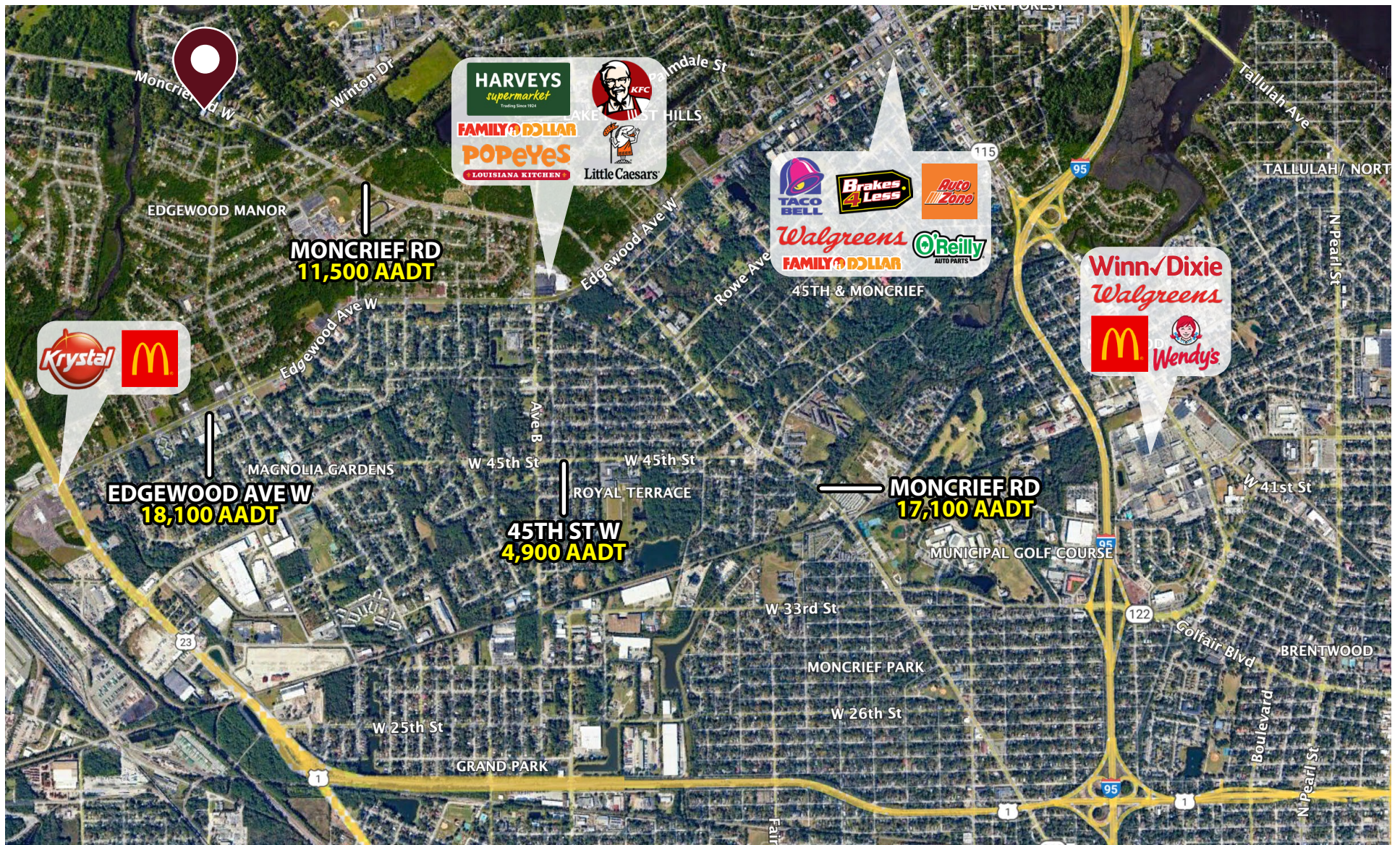
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# SURROUNDING AREA



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