



## 6406 Merrill Rd

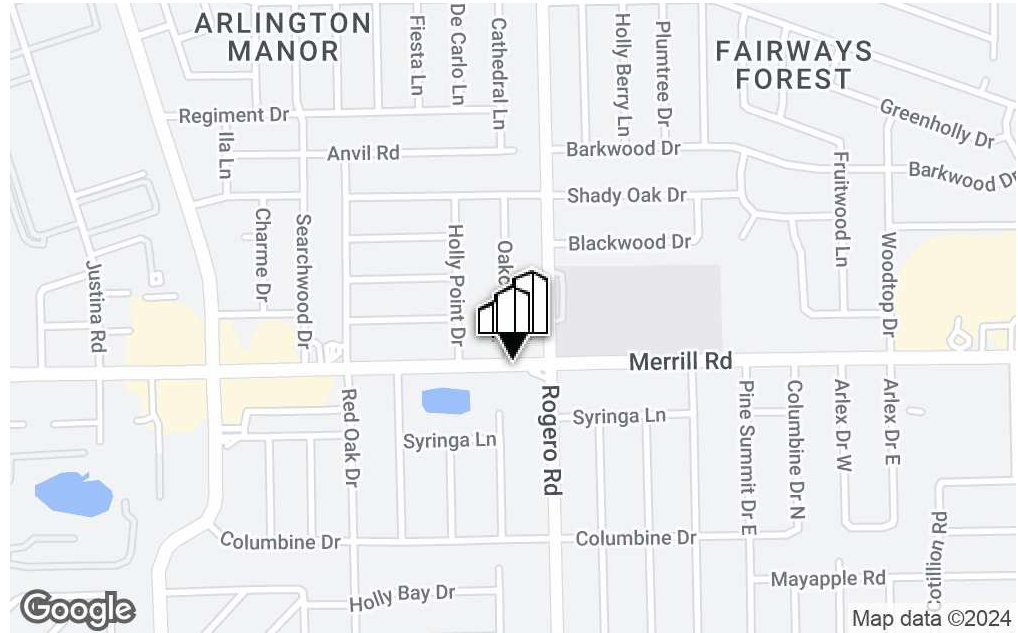
6406 Merrill Rd, Jacksonville, FL 32277



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# Executive Summary



## Offering Summary

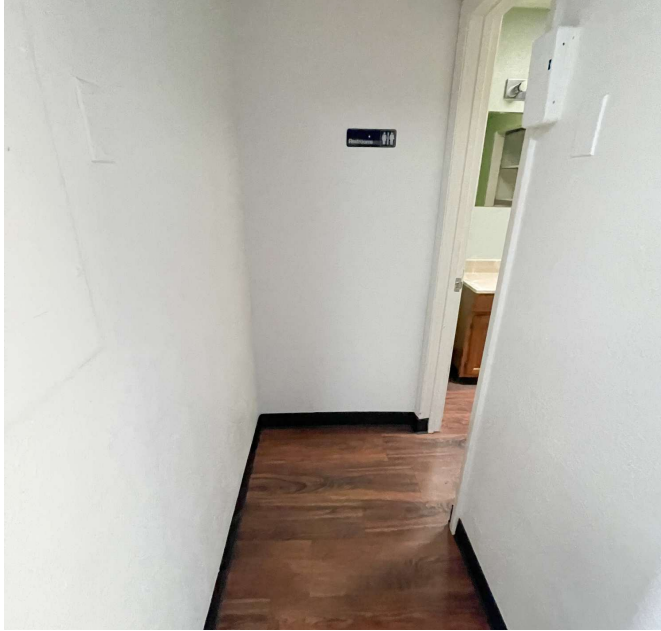
Sale Price:	\$275,000
Building Size:	1,840 SF
Lot Size:	6,532 SF
Price / SF:	\$149.46
Year Built:	1958
Zoning:	CO
Market:	Jacksonville, FL
Submarket:	Arlington
Traffic Count:	23,532

## Property Overview

Prime Realty is proud to present this 1,840 sq ft stand alone commercial building on 6,532 sq ft lot zoned commercial office (CO). This single story building enjoys ample parking in front and back along with excellent frontage on Merrill Road boasting over 20,000 vehicles per day. With established CO zoning, the possible uses include medical, dental, chiropractic, professional and business offices, cosmetology and similar uses, daycare, or single family dwelling.

- Seller Financing Available to Qualified Buyers
- Private Parking Lot
- Frontage on Merrill Rd (20k VPD)
- Zoned Commercial Office

# Interior Photos



# Demographics Map & Report

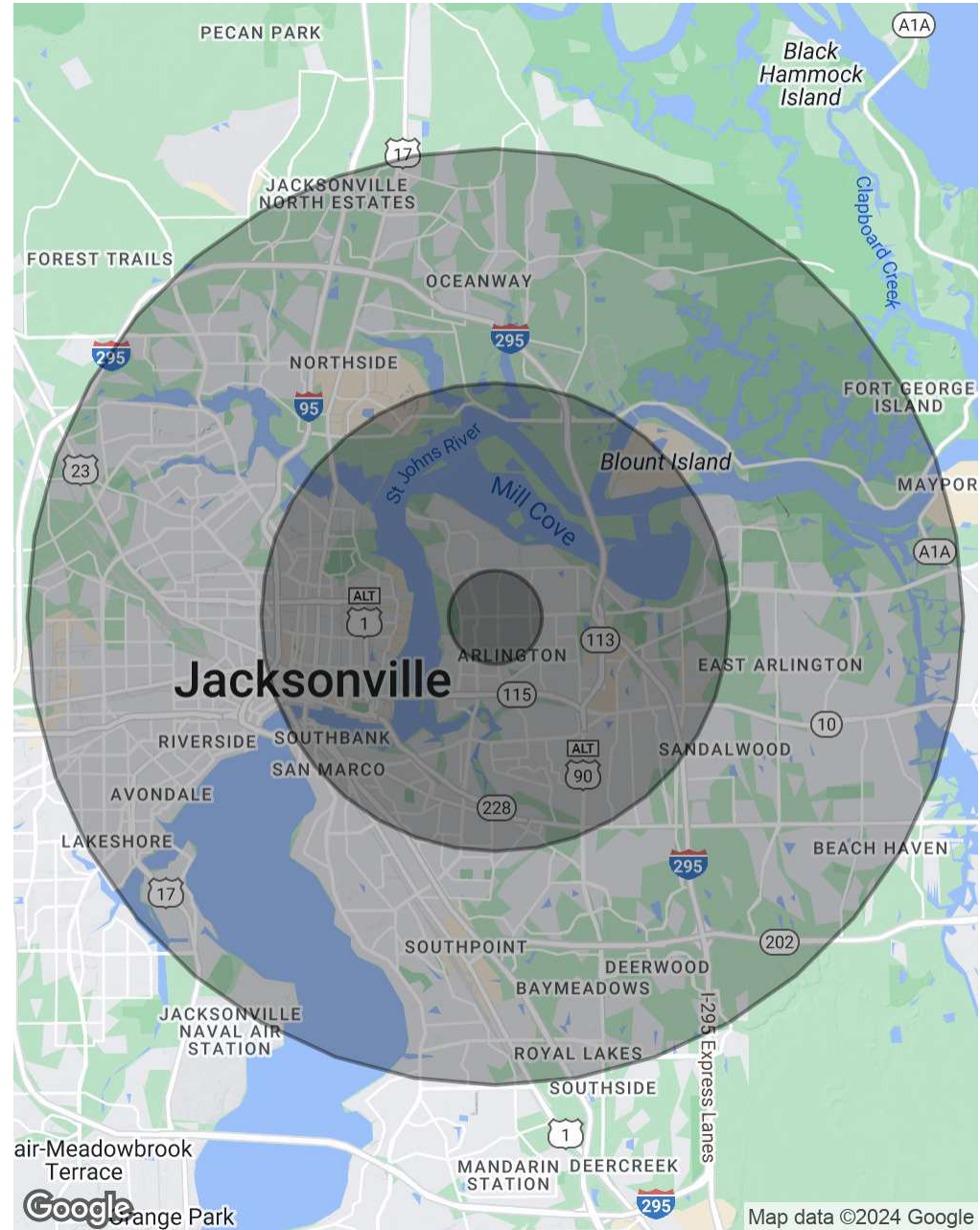
Population	1 Mile	5 Miles	10 Miles
Total Population	16,885	170,416	560,830
Average Age	35.0	37.2	36.8
Average Age (Male)	33.2	36.0	35.3
Average Age (Female)	36.8	38.4	38.3

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	6,744	78,151	250,730
# of Persons per HH	2.5	2.2	2.2
Average HH Income	\$49,237	\$51,931	\$64,266
Average House Value	\$132,109	\$151,347	\$188,139

## Traffic Counts

Merrill Rd at Holly Point Dr W 23,532/day

2020 American Community Survey (ACS)



# About Prime Realty

Prime Realty is the **premier** commercial real estate brokerage firm in Jacksonville, FL. We assist our clients with all of their office, industrial, multi-family and retail property needs.

Prime Realty is a **full-service** team working with developers, owners, and investors throughout Florida and Georgia. We create value for our clients through our superior process for selecting, developing, managing and marketing commercial real estate.

Our goal is to achieve the **greatest** return on the real estate assets we service. What separates Prime Realty from the average real estate firm is our proven system for success and commitment to operational excellence.

At Prime Realty, our expertise is **unparalleled**. We're comprised of distinguished leaders and innovators from many sectors of the commercial real estate industry who continue to contribute to the Northeast Florida real estate landscape.



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