



5940 MERRILL ROAD

JACKSONVILLE, FL 32277

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Property Summary



OFFERING SUMMARY

Sale Price:	\$275,000
Cap Rate:	6.55%
NOI:	\$18,000
Lot Size:	0.25 Acres
Year Built:	1963
Building Size:	1,892 SF
Zoning:	CCG-1
Traffic Count:	15,600
Price / SF:	\$145.35

PROPERTY OVERVIEW

Located on Merrill Road and within walking distance of the growing Jacksonville University main campus; this investment retail property is comprised of 1,892 square feet. The building is currently leased to a smoke shop on a 5 year lease term. Ample parking is available on the property and it is zoned CCG-1 in Duval county.

The building sits on a 0.25 acre parcel and is located between Burger King and Direct Auto Life Insurance. Highly visible signage is available. Additionally, there are a multitude of food and coffee locations within close proximity primarily located on Merrill Road.

PROPERTY HIGHLIGHTS

- Freestanding Retail Building Located in the Arlington Submarket
- 1,892 Square Feet on a 0.25 Acre Parcel
- CCG-1 Zoning in Duval County
- Walking Distance to Jacksonville University

Aerial Maps



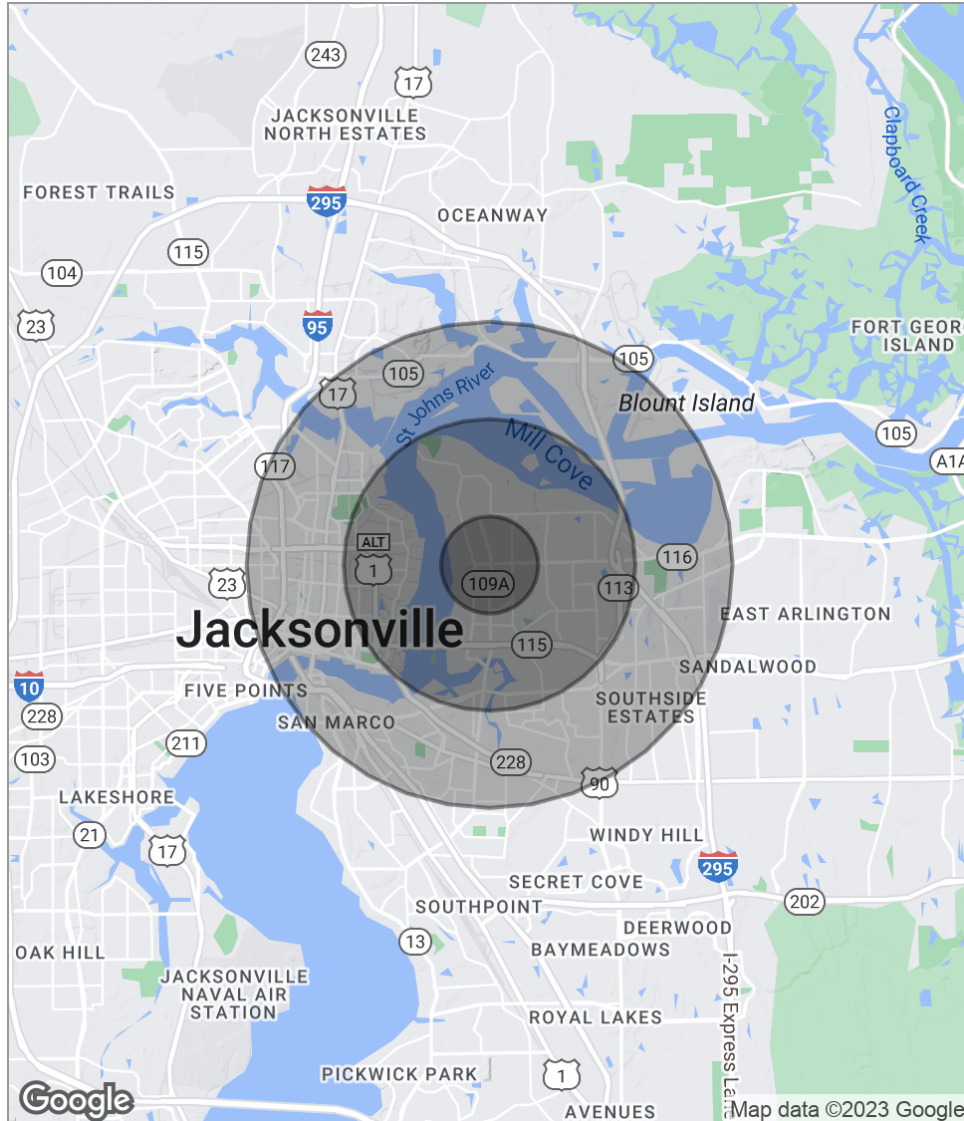
Location Maps



Retailer Map



Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	13,039	74,735	170,108
Median age	33.4	34.6	34.9
Median age [Male]	30.9	33.5	33.3
Median age [Female]	34.8	35.6	37.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,869	28,524	66,778
# of persons per HH	2.7	2.6	2.5
Average HH income	\$51,112	\$55,150	\$51,486
Average house value	\$137,447	\$185,030	\$178,492

** Demographic data derived from 2020 ACS - US Census*

Advisor Bio



ELIZABETH NYENWE

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PROFESSIONAL BACKGROUND

Elizabeth Nyenwe is an Associate Advisor at SVN | Alliance specializing in Commercial Real Estate Sales and Leasing. The SVN organization is comprised of over 1,600 Advisors and staff in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographic coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities. In 2016 and 2017 we were named the 6th most recognized commercial real estate brand by the Lipsey Company.

SVN | Alliance is located in Jacksonville and Ormond Beach, FL and provides [sales, leasing, tenant representation, corporate real estate services and property management services.] SVN advisors represent clients in billions of dollars annually in auction, distressed assets, golf and resorts, hospitality, industrial, institutional capital markets, land and development, medical office, multifamily, office, restaurant, retail self storage, single family rental portfolios and single tenant investments. All SVN offices are independently owned and operated.

EDUCATION

Master of Business Administration - Georgia Southern University 2018

Bachelors of Science in Business Administration - Bethune Cookman University 2015

MEMBERSHIPS

Jacksonville Chamber of Commerce
ImpactJax
NAIOP - Northeast Florida
ULI - Urban Land Institute