

Retail Building For Sale

5940 Merrill Road

Jacksonville, FL 32277



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
Market:	
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 located on Merrill Road.

PROPERTY HIGHLIGHTS

- Freestanding Retail Building Located in the Arlington Submarket
- NNN Leased Income Property
- 4.5 Years Remaining on Lease Term
- 1,892 Square Feet on a 0.25 Acre Parcel
- Ample Parking
- CCG-1 Zoning in Duval County
- Within Close Proximity to Multiple Food and Coffee Locations

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