

# 5909 MERRILL ROAD

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JACKSONVILLE, FL 32277

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# Property Summary



## OFFERING SUMMARY

Available SF:	500 - 3,300 SF
Lease Rate:	\$10.00 - 12.00 SF/yr (NNN)
Lot Size:	2.62 Acres
Year Built:	1969
Building Size:	4,500 SF
Zoning:	CCG-1
Market:	Jacksonville
Submarket:	Arlington
Traffic Count:	15,400

## PROPERTY OVERVIEW

SVN Alliance is pleased to present this freestanding 4,500 square foot building for lease. There are 3 units available that total 3,300 square feet. The building is located within a 33,525 sf Neighborhood Shopping Center with frontage on the heavily trafficked Merrill Rd. The Center is approximately half a mile from the growing Jacksonville University campus and 2.5 miles from a full Interstate 295 interchange. Nearby retail includes a Publix anchored shopping center, Chick-fil-A, CVS along with many other banks and restaurants.

Excellent signage is available which is visible to approximately 15,400 vehicles per day; along with plenty of parking spaces for both employees and customers. Dairy Queen and Taco Bell are located at the outparcels. Current CCG-1 zoning allows for a number of uses.



# Complete Highlights



## PROPERTY HIGHLIGHTS

- 4,500 SF Freestanding Building
- 3,300 SF Available For Lease
- Located Within a 33,525 SF Neighborhood Shopping Center
- Ideal Location for Retail & Office Users
- Excellent Signage
- 15,400 Traffic Count
- 0.5 Miles from the Growing Jacksonville University Campus
- Ample Parking
- Zoned CCG-1 in Duval County



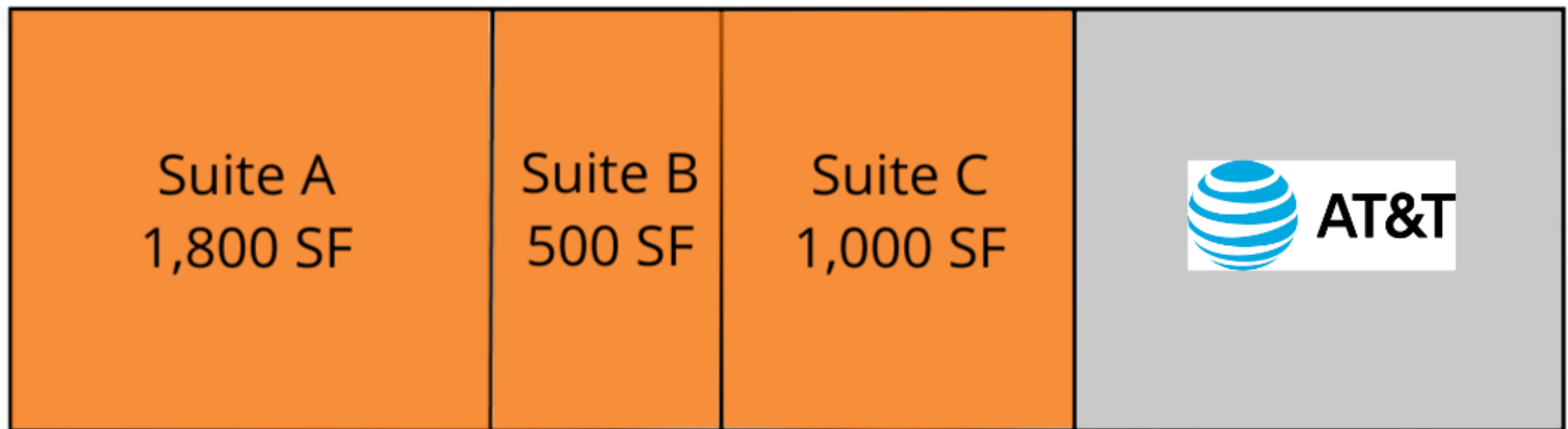
# Additional Photos





# Floor Plan

## 5909-5915 Merrill Rd – Floor Plan



# Retail Map

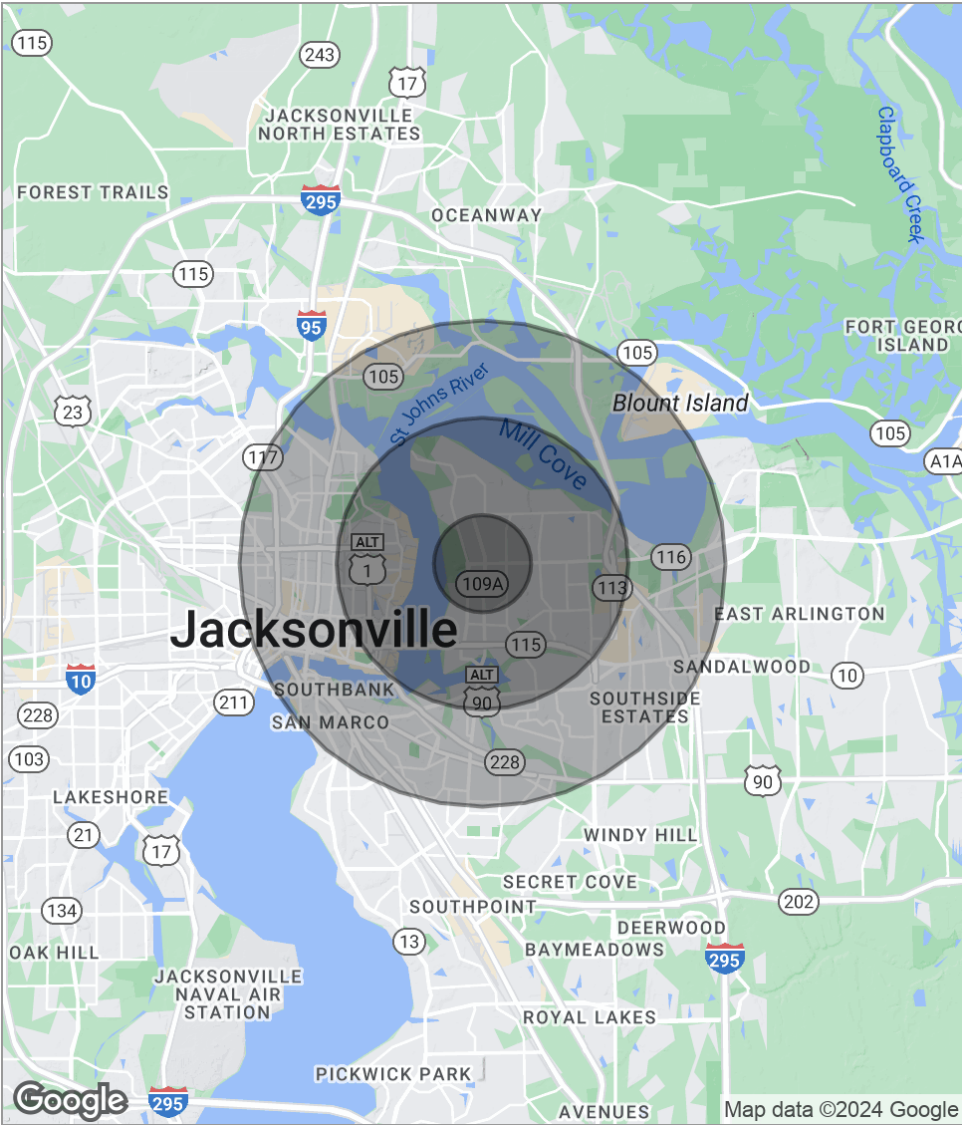




# Location Maps



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,983	73,861	168,825
Median age	33.0	34.6	34.8
Median age [Male]	30.6	33.4	33.2
Median age [Female]	34.4	35.6	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,818	28,200	66,253
# of persons per HH	2.7	2.6	2.5
Average HH income	\$51,070	\$55,134	\$51,385
Average house value	\$138,895	\$185,457	\$178,273

\* Demographic data derived from 2020 ACS - US Census



# Advisor Bio



## ELIZABETH NYENWE

Associate Advisor

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### PROFESSIONAL BACKGROUND

Elizabeth Nyenwe is an Associate Advisor at SVN | Alliance specializing in Commercial Real Estate Sales and Leasing in the Jacksonville market. Elizabeth was a four year division 1 collegiate tennis athlete and won numerous awards during her collegiate career including being named Freshman of the Year . 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

UCL - Urban Land Institute