

FOR LEASE > RETAIL

Freestanding Retail Location

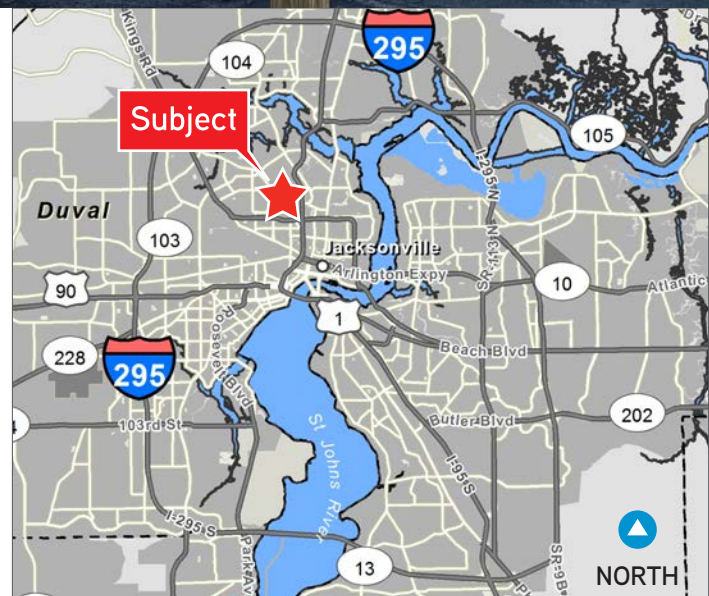
4220 MONCRIEF RD., JACKSONVILLE, FL 32209

2,000± SF AVAILABLE



Property Features

- > Property is located on Moncrief Rd., west of I-95 and would be a great opportunity for a convenience store or a telecommunications company
- > 4,500± SF building with 1,936± total SF available for lease
- > Availability:
 - > Suite 1: 946± SF (\$1,000 per month)
 - > Suite 2: 990± SF (\$1,000 per month)
- > Property is zoned CCG-2, the highest commercial zoning
- > Additional adjacent land can be used for parking
- > Drive thru availability for laundry/dry cleaning, restaurant, liquor store, etc.



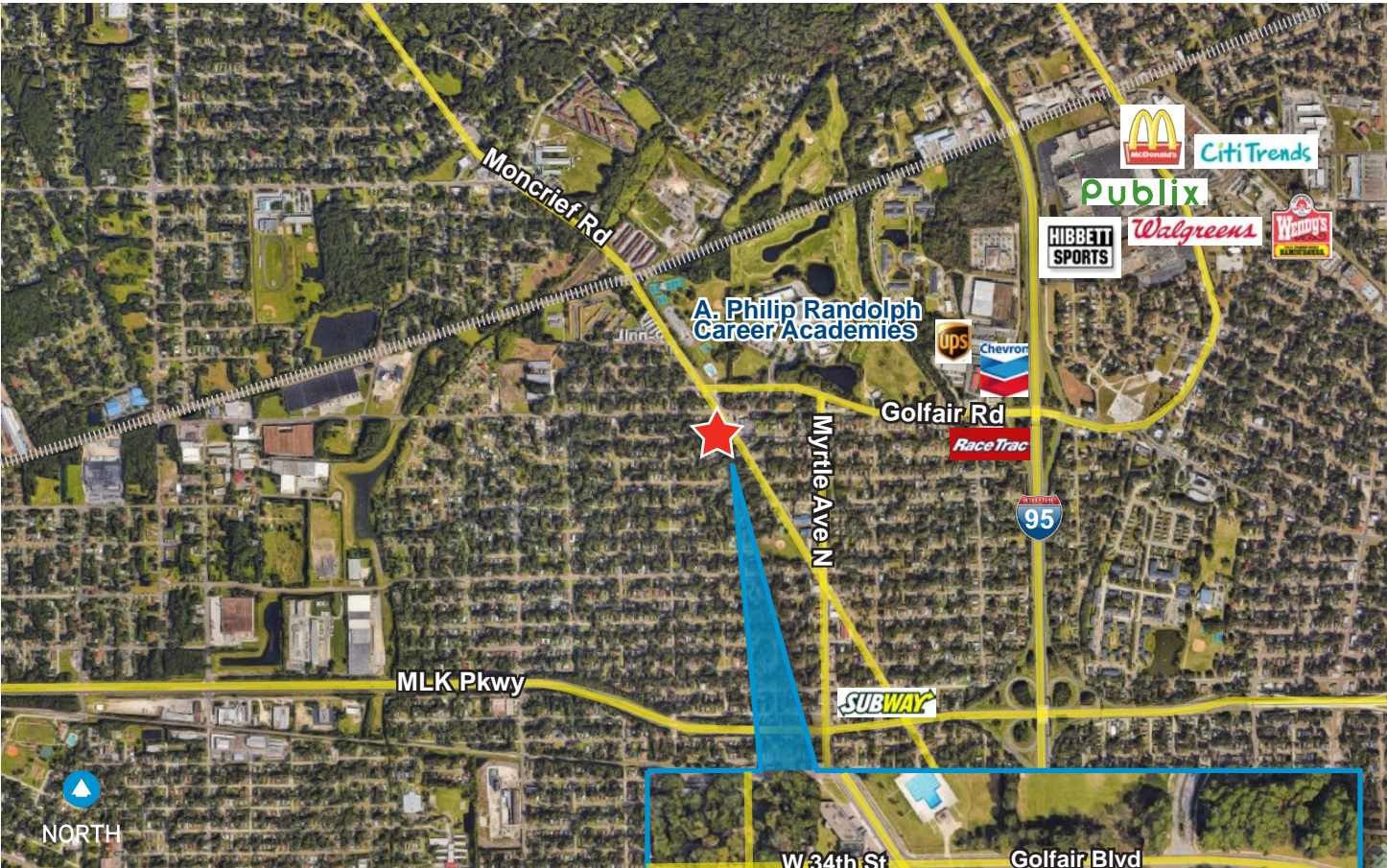
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Aerial

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Demographics	1 Mile	3 Mile	5 Mile
2017 Population Estimate	11,828	79,745	173,812
2022 Population Estimate	12,044	81,555	179,158
2017 Est. Avg. HH Income	\$31,593	\$38,329	\$48,374

Source: Esri Business Analyst Online

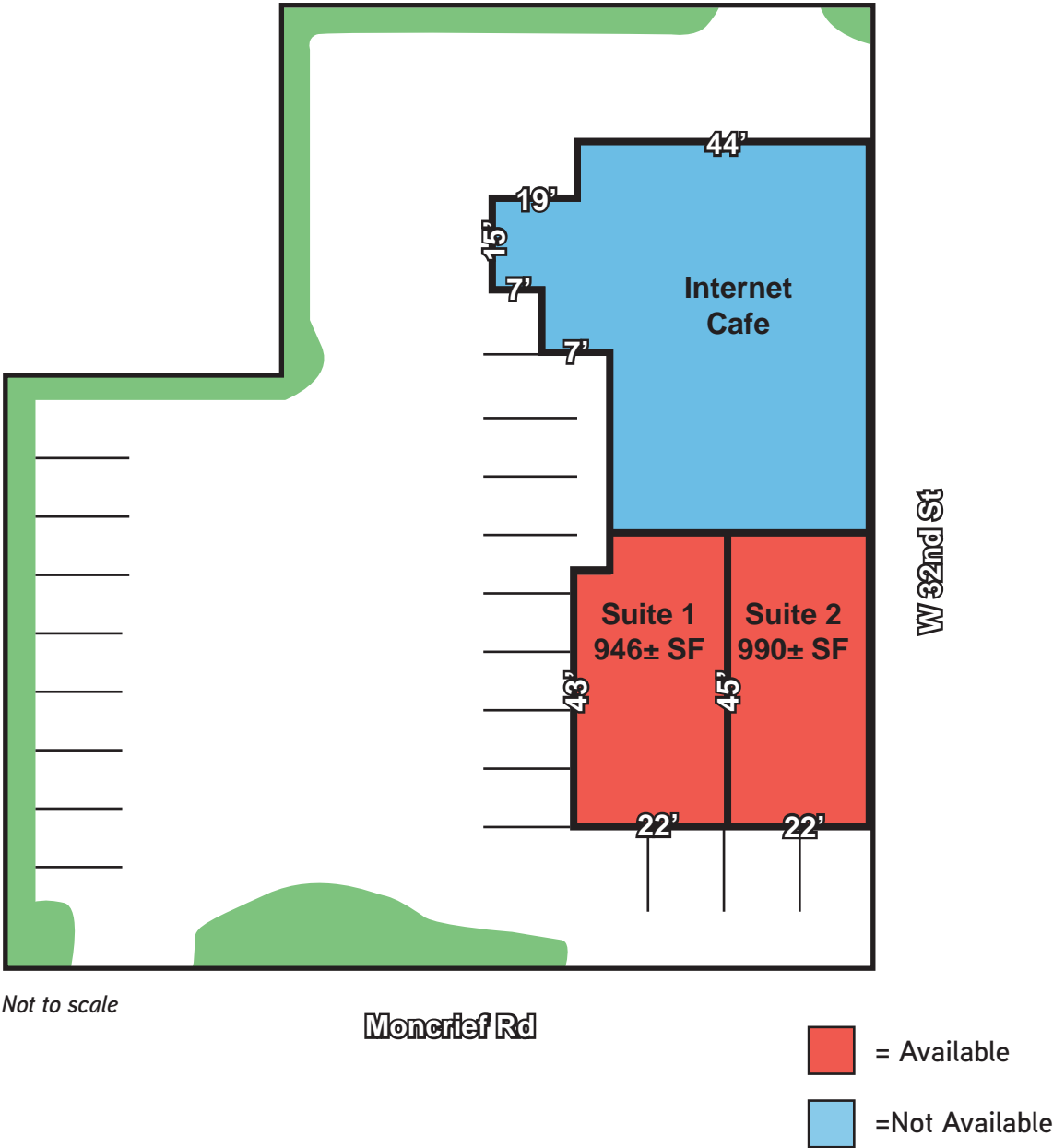
Traffic Count	Daily	Trucks
Moncrief Rd.	2,600	39

Source: Florida Department of Transportation (FDOT)



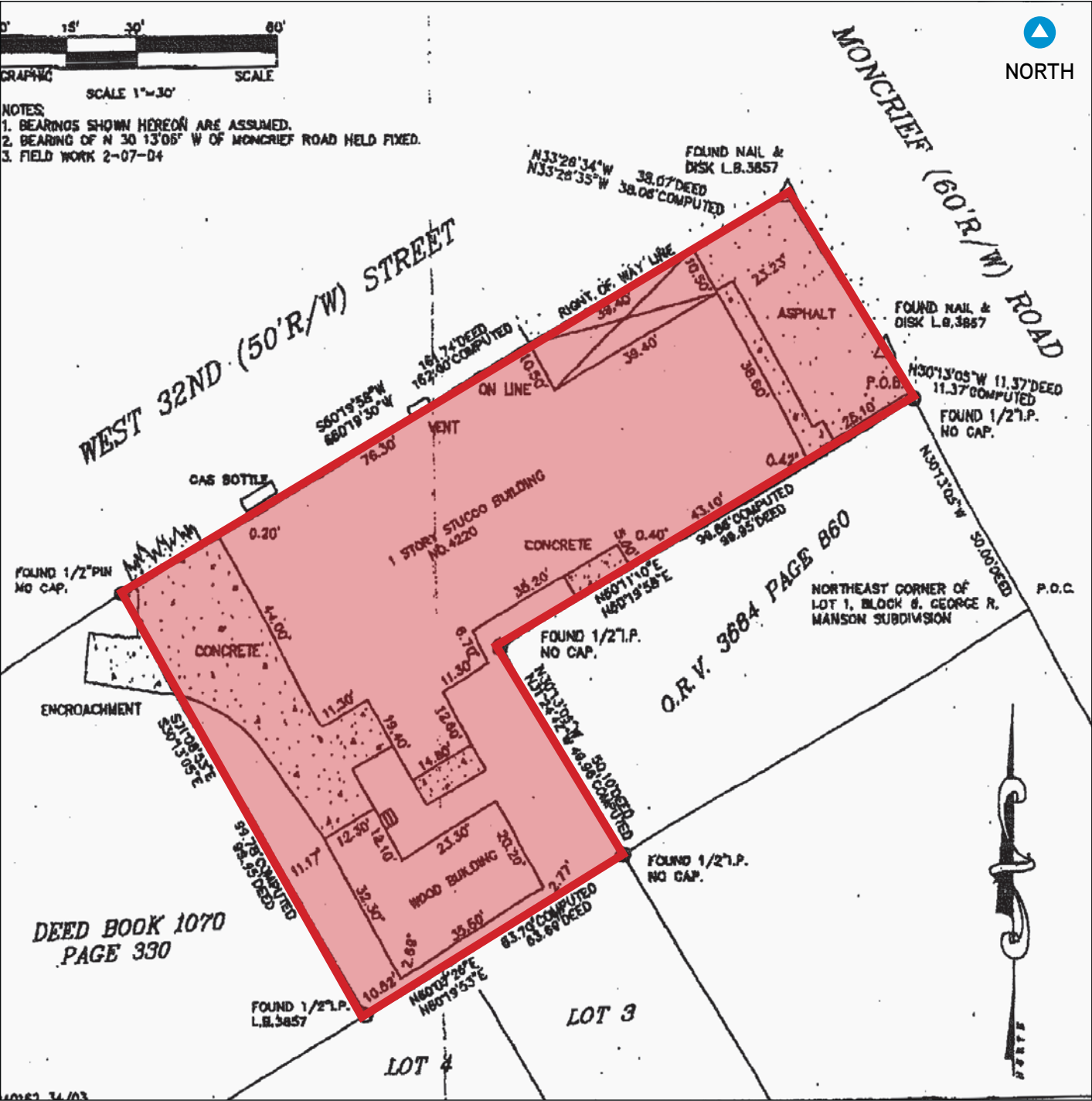
Site Plan

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Survey

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Freestanding Retail Building

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