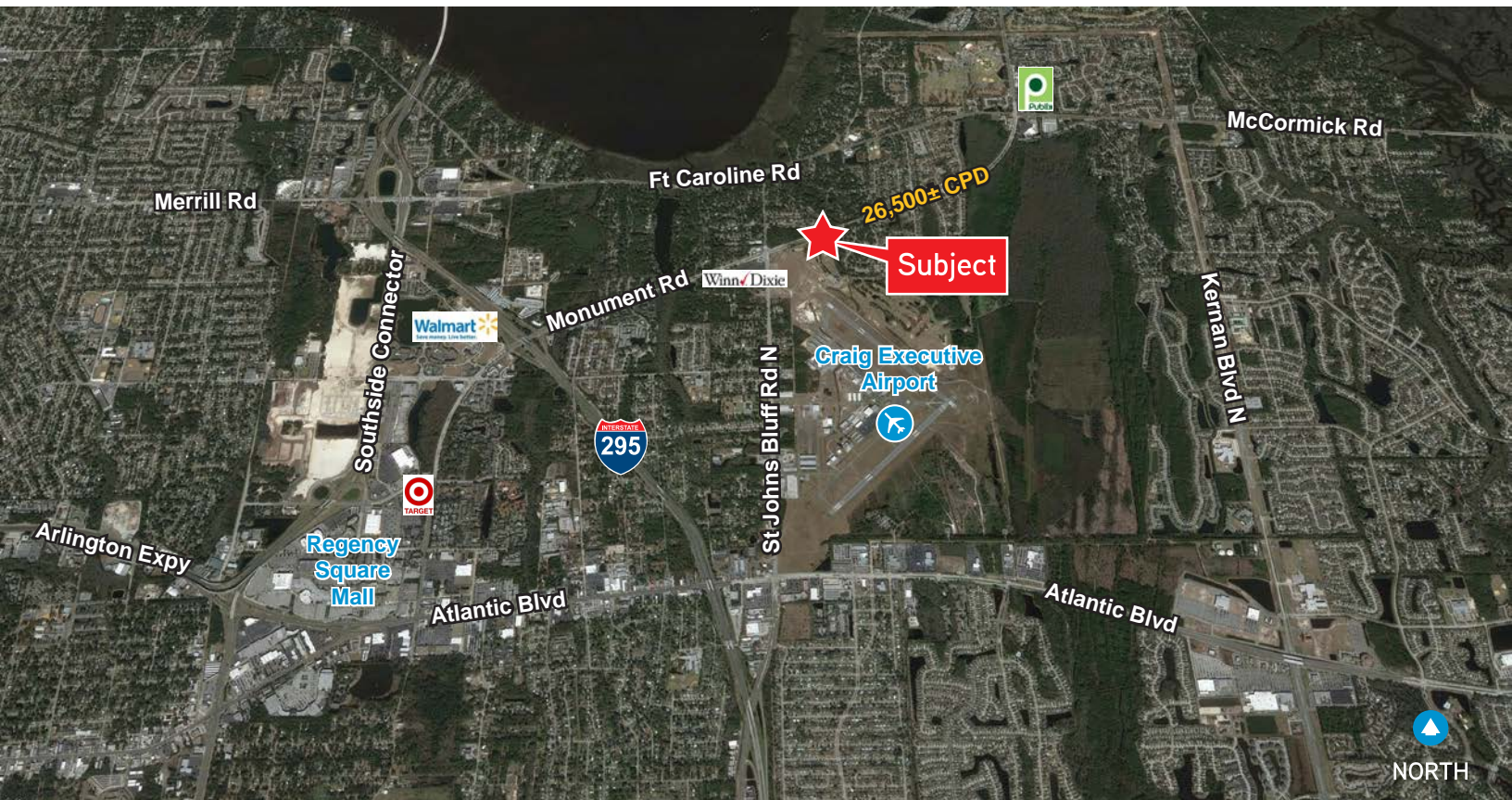


# Monument Road Park-N-Ride Land



## Monument Road Jacksonville, FL 32225

### W. WADE POWERS

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## Property Highlights

- > **Land Area:** 2.52± AC
- > **Location:** Located just east of the intersection of Monument Rd. and St. Johns Bluff Rd.
- > **Utilities:** Water, electric and sewer available
- > **Topography:** Level and below road grade
- > **Zoning:** PUD
- > **Parking:** 75 parking spaces
- > **Improvements:** Covered bus waiting area, curbing/access from Monument Road, street lights and landscaping

Demographics Snapshot	1-Mile	3-Mile	5-Mile
2017 Population Estimate	5,883	67,808	169,826
2022 Population Estimate	6,023	71,368	179,824
2017 Median Age	37.2	36.6	35.9
2017 Estimated Average HH Income	\$69,638	\$75,477	\$70,703

Source: Esri Business Analyst Online

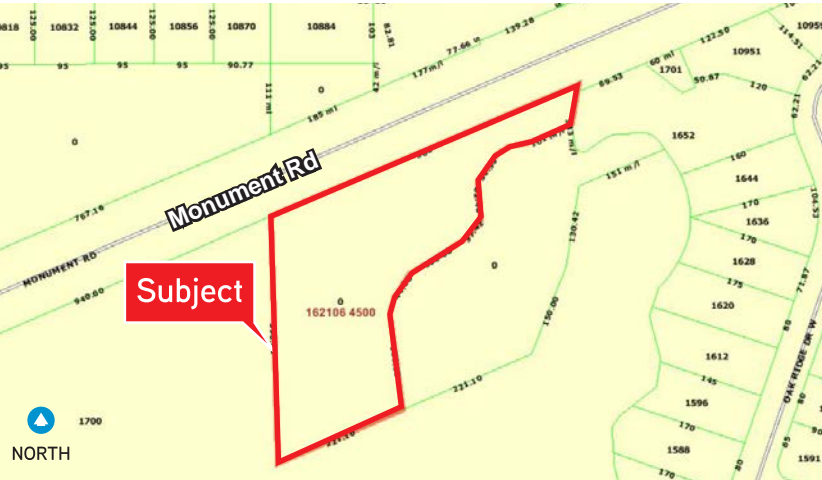


FOR SALE > LAND

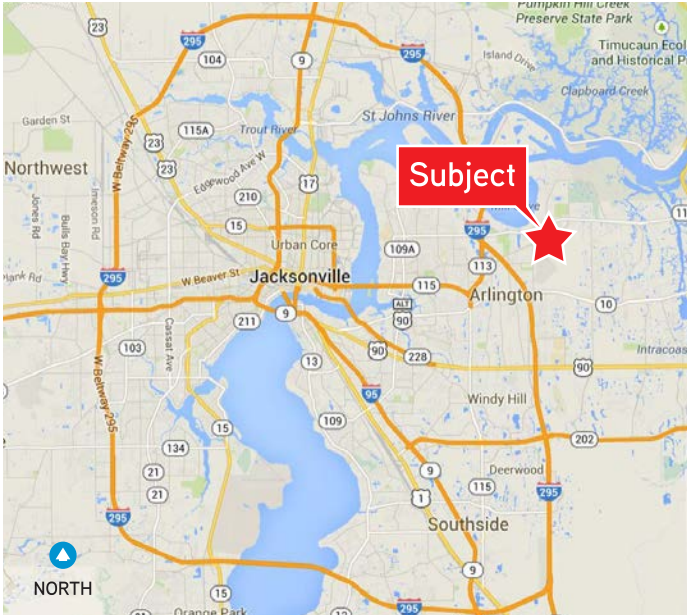
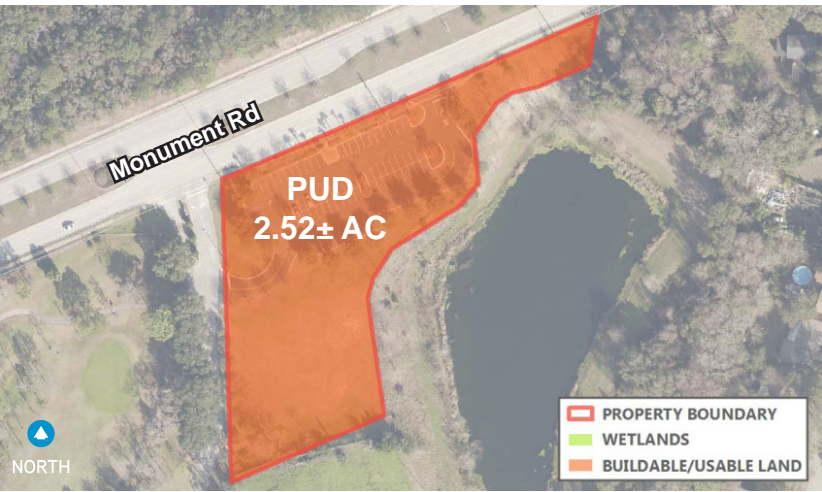
Permissible Uses

Zoning	PUD
Legally Permissible Uses	Commercial Neighborhood (Retail, Office, Service)
Maximum Height of Structure	CN - 60 Feet
Minimum Yard Requirements	Front: 10 Feet Side: None Rear: 10 Feet

Plat Map



Proposed Use and Concept Plan



Contact Us

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