



## 8,811 SF FREESTANDING BUILDING | FOR LEASE

5540 Moncrief Road  
Jacksonville, FL 32209

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# PROPERTY OVERVIEW

Take hold of the opportunity to establish your business at 5540 Moncrief Road in Jacksonville, FL, a former Family Dollar store. This freestanding retail property is zoned CCG-2 and features a spacious 8,811 SF building on a 1.25-acre lot, providing ample paved parking and prominent tall monument signage.

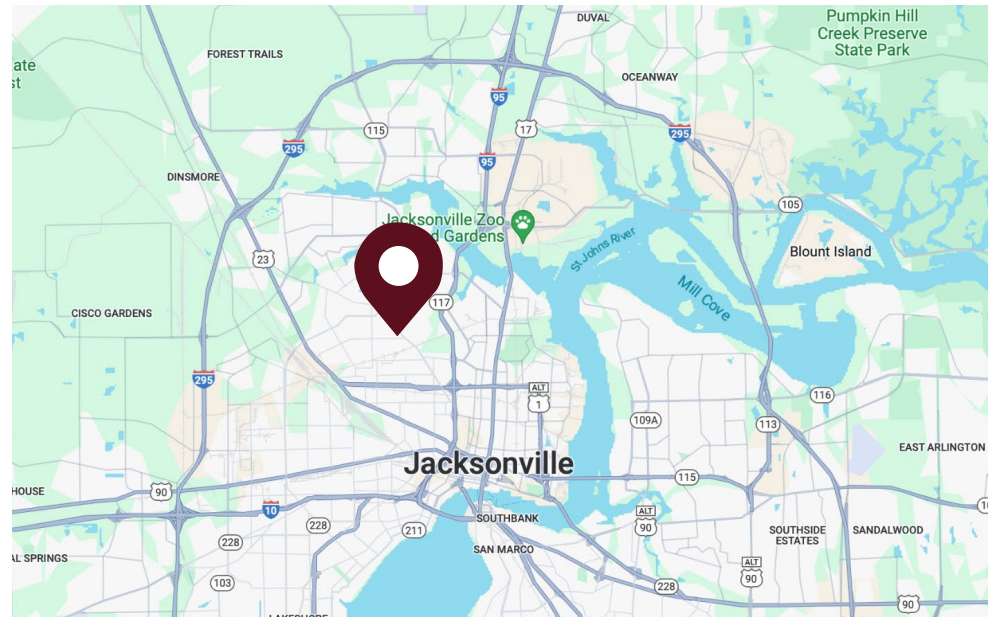
Located near the signalized intersection of Moncrief Rd (17,100 AADT) and W 45th Street (4,900 AADT), the property boasts two convenient access points for easy entry and exit. This is a prime location ensuring high visibility and steady foot traffic, making it an ideal spot for your retail venture.

## LEASING SUMMARY

Address:	5540 Moncrief Road
Lease Rate:	\$16/SF
Lease Type:	Modified Gross
Building Size:	8,811 SF
Lot Size:	1.25 AC
Year Built:	2011
Property Type:	Freestanding Retail
Transaction Type:	Sub-lease / Lease
Sublease expiration date:	4/30/2027
Parking:	Ample
Frontage:	180' on Moncrief Rd & 110' on W 45th St
Monument Signage:	Yes
Zoning:	CCG-2

## DEMOGRAPHICS

	3 MILES	5 MILES
Population	81,846	167,829
Households	32,567	68,886
Median Age	39.3	38.9
Median Household Income	\$31,293	\$39,089
Average Household Income	\$47,973	\$60,218



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# PROPERTY PHOTOS

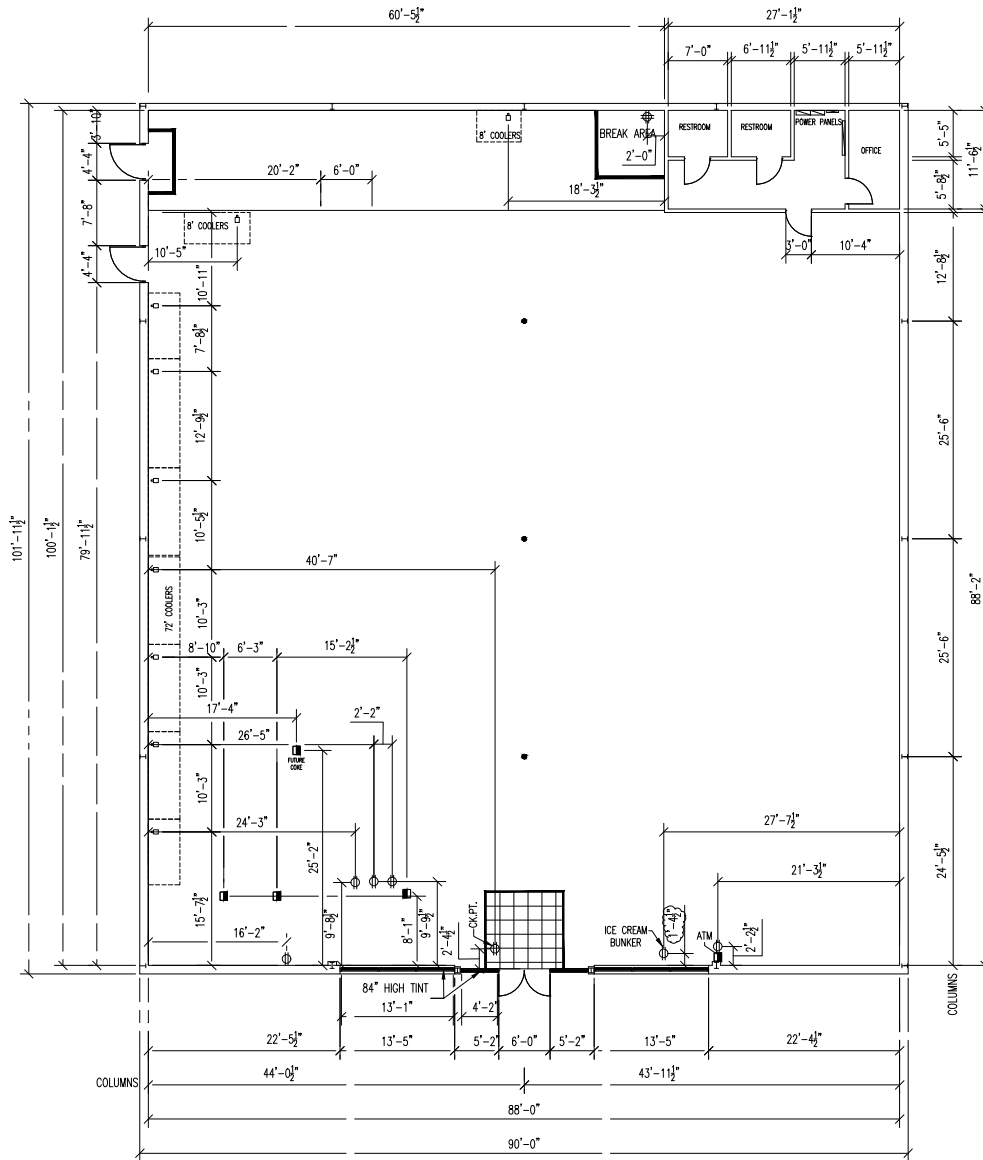


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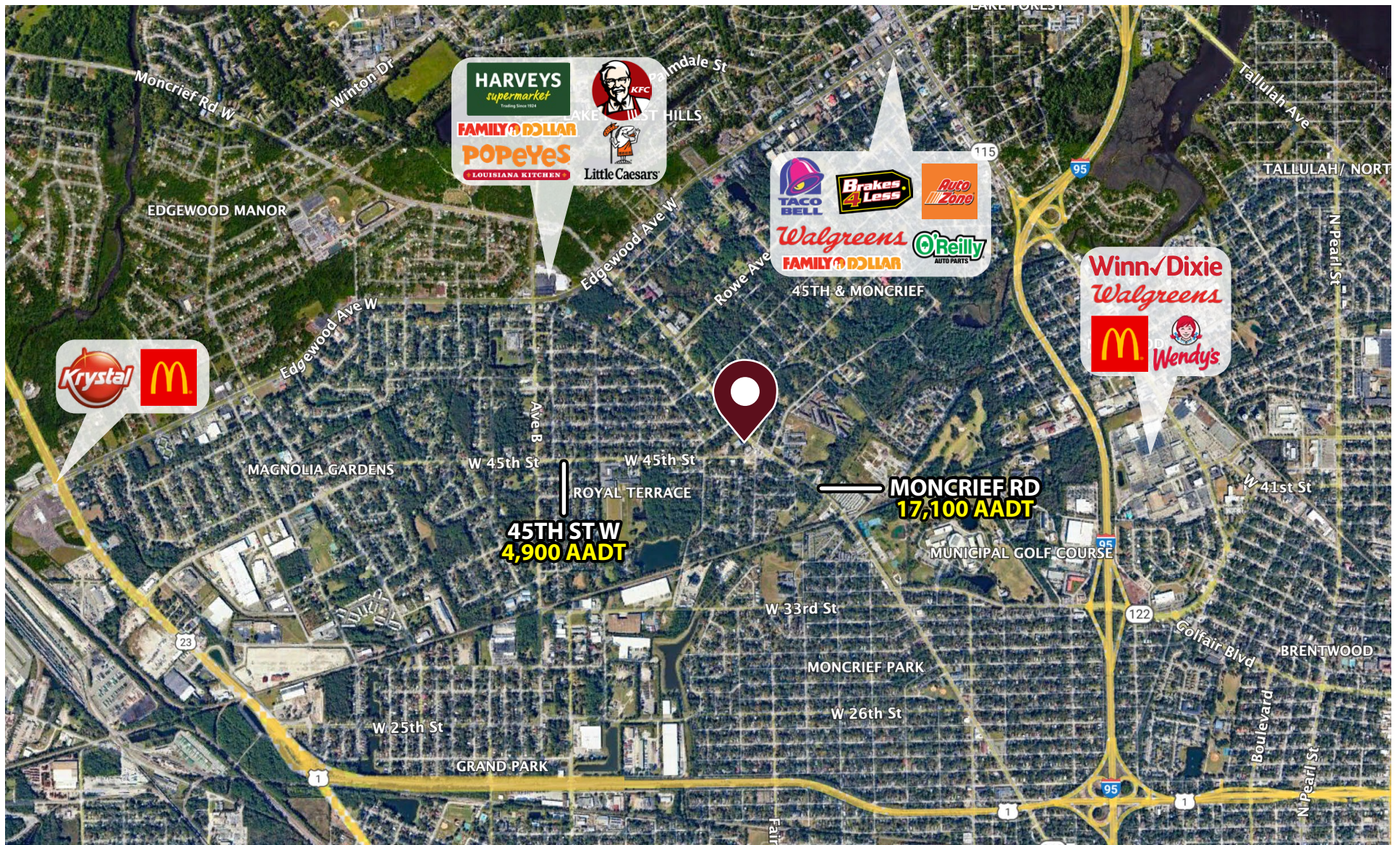
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# FLOOR PLAN



# SURROUNDING AREA



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