

0.64 AC PARCEL | FOR SALE

5402 Moncrief Rd W
Jacksonville, FL 32209

KAYLA DEGUZMAN
D - 904.302.6930
M - 904.208.1168
kayla@cantrellmorgan.com

CONNOR MARABELL
D - 904.302.7109
M - 904.874.6969
connor@cantrellmorgan.com



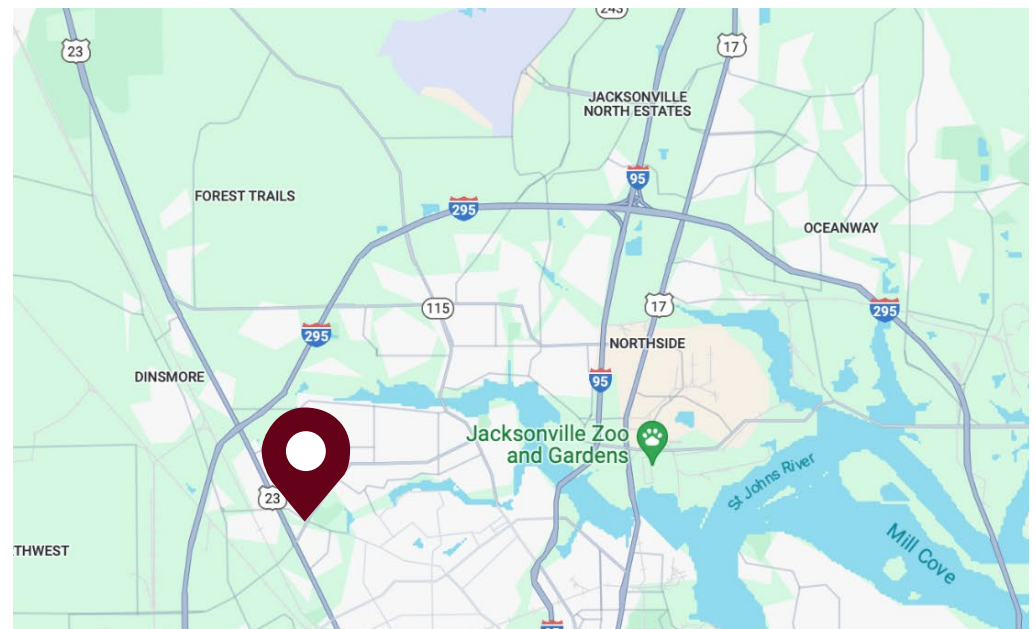
PROPERTY OVERVIEW

An excellent development opportunity in Jacksonville's Northside! This CCG-1 zoned property is located at the signalized intersection of Moncrief Road W. and Soutel Drive, offering prime visibility and access.

Key highlights of this site include:

- 197 feet of frontage along Moncrief Road and 141 feet along Soutel Drive for maximum exposure
- Located near major retailers such as Walgreens, BP, Harveys Supermarket, Dollar General, Popeyes, and The Dollar Tree, driving consistent traffic to the area
- Less than 0.5 mile from US HWY 1, providing easy access to major roadways and nearby neighborhoods

This versatile commercial site is perfect for retail, service, or restaurant development, with a high-traffic location and surrounded by established national brands. Don't miss out on this exceptional land investment opportunity!



PROPERTY DETAILS

Sale Price:	\$450,000.00
Lot Size:	0.64 AC
Parcel ID:	041718-0000
Zoning:	CCG-1
Frontage:	197' along Moncrief Rd & 141' along Soutel Dr
Opportunity Zone:	Yes

DEMOGRAPHICS

	3 MILES	5 MILES
Population	46,728	129,002
Households	17,917	50,005
Median Age	40.8	38.5
Average Household Income	\$65,222	\$62,069

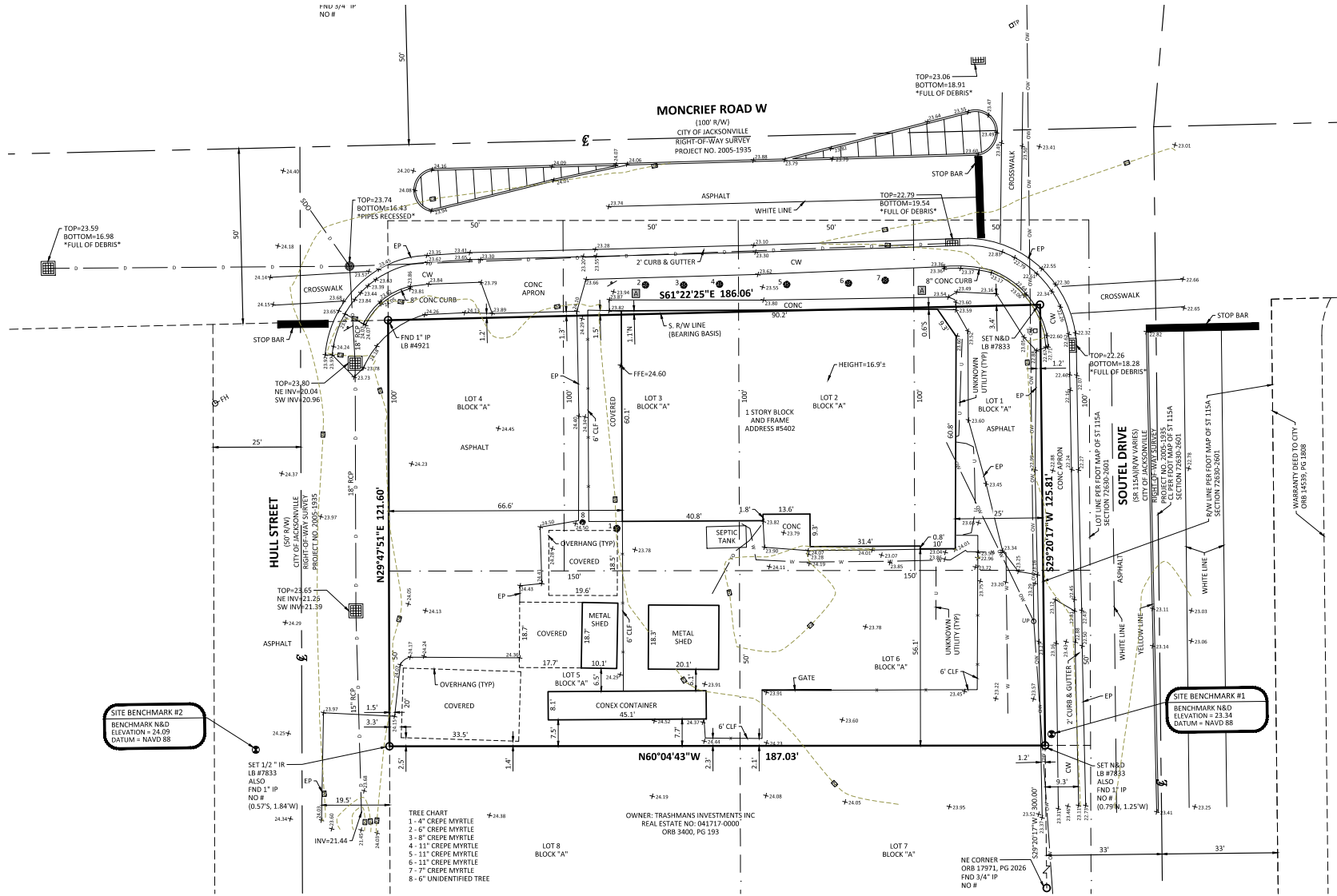
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SURVEY



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SURROUNDING AREA



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