

# FOR SALE: 2.6 ACRE CCG-2 ZONED CORNER LOT

15125 North Main Street, Jacksonville, Florida 32218



N Main Street

Bird Road



Donald G. "Beau" Maurer  
Ocean Blvd., Suite #15  
Atlantic Beach, Florida 32233  
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Email: [beau@thecordellgroup.com](mailto:beau@thecordellgroup.com)



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The information contained herein has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



# PROPERTY DETAILS



15125 North Main Street  
Jacksonville, Florida 32218

➔ **Location:** Northeast corner of Main Street and Bird Road 1,750 feet south of Main Street and Pecan Park Road intersection.

➔ **Frontage/Access/Exposure:**

N Main Street: 300+- SF

Bird Road: 378+- SF

➔ **No Wetlands**

➔ **Estimated Land Size:** 2.6+- acres

➔ **Zoning:** CCG-2

➔ **AADT:** 13,000 cars per day

➔ **Water & Sewer:** Located adjacent property in Main St. ROW - 16" water main / 12" sewer force main

➔ **Price:** \$1,150,000.00



THE CORDELL GROUP  
COMMERCIAL REAL ESTATE SERVICES



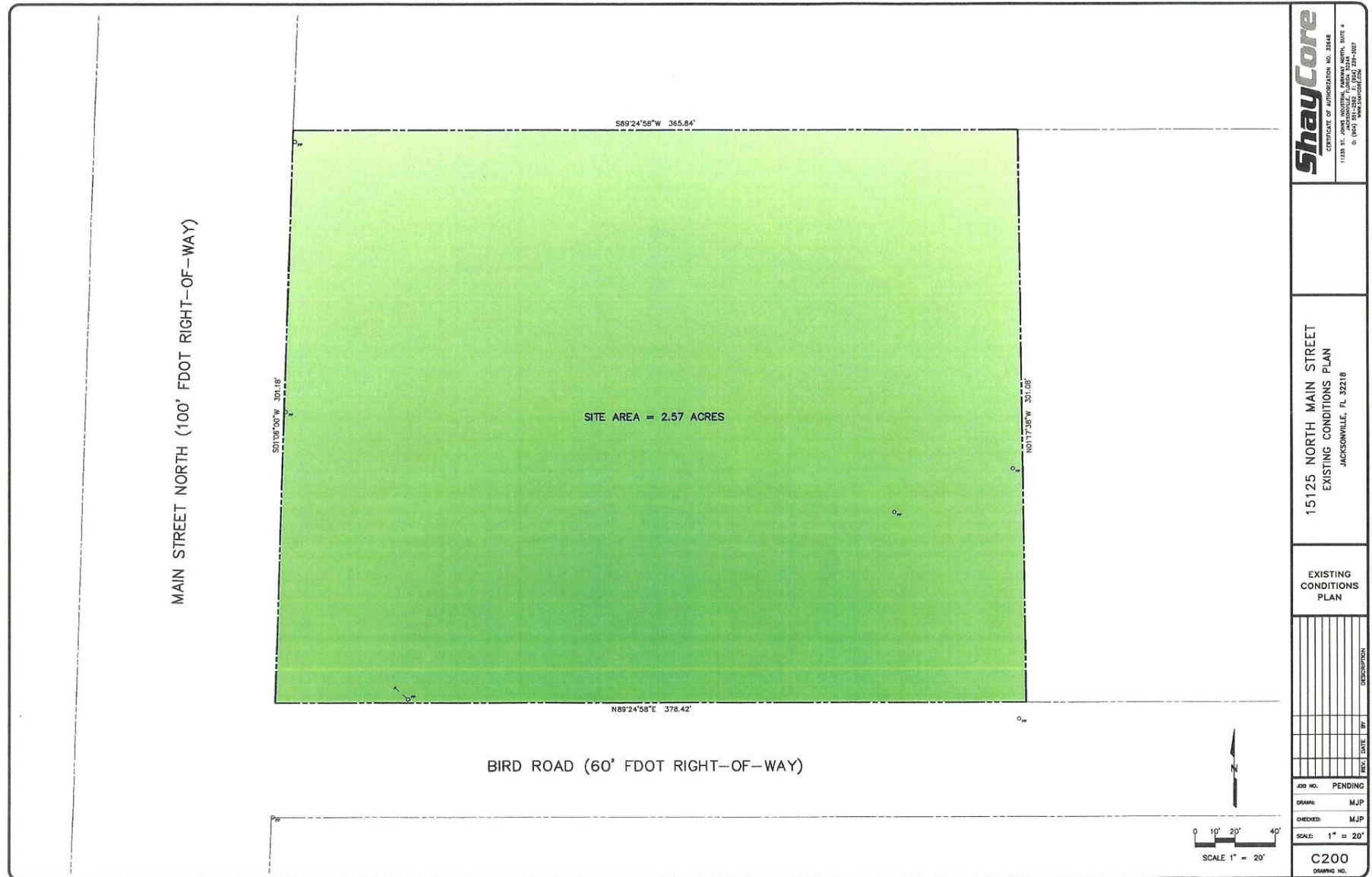




# 15125 North Main Street







**ShayCore**  
 CERTIFICATE OF REGISTRATION NO. 28448  
 11335 ST. JOHN'S INDUSTRIAL PARKWAY, SUITE 4  
 JACKSONVILLE, FL 32218  
 P. (904) 551-2922 F. (904) 551-2927  
 WWW.SHAYCORE.COM

15125 NORTH MAIN STREET  
 EXISTING CONDITIONS PLAN  
 JACKSONVILLE, FL 32218

EXISTING  
 CONDITIONS  
 PLAN

REV	DATE	BY	DESCRIPTION

JOB NO. PENDING  
 DRAWN: MJP  
 CHECKED: MJP  
 SCALE: 1" = 20'  
**C200**  
 DRAWING NO.

# TAX MAP



# AREA DEMOGRAPHICS



**15125 North Main Street  
Jacksonville, Florida 32218**

	1 MILE	3 MILES	5 MILES
<b>2025 Population</b>	985	16,625	46,759
<b>2029 Projected Population</b>	1,115	20,048	54,305
<b>2025 Total Households</b>	332	5,947	17,283
<b>2029 Projected Households</b>	386	7,170	20,030
<b>Average Household Income</b>	107,969	110 105	105 327
<b>2025 Median Age</b>	34.2	36.2	36.4
<b>2025 Total Housing Units</b>	371	6,625	19,220
<b>2025 Total Businesses</b>	12	682	2,007



**Downtown**  
20 Minutes



**JIA Airport**  
10 Minutes



**I-95**  
5 Minutes



**I-295**  
10 Minutes