



Location: East side of Main Street 335+- feet north of Bernard Road and 1,218+- south of Bird Road.



Estimated Land Size: 1.46+- acres



Zoning: CCG-2 and RLD-120
[Community/General Commercial](#)
[Low Density Residential](#)



AADT: 11,100 cars per day



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



Price: \$450,000.00



The Cordell Group

60 Ocean Blvd., Suite #15
 Atlantic Beach, Florida 32233
 Phone: (904) 465- 1000

Donald G. "Beau" Maurer
 Phone: (904) 370-0600
 Email: beau@thecordellgroup.com

 [View Online](#)

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.



SUBJECT



Proposed
300 Unit
Development

Proposed
525,000 SF
Warehouse

North Main Street

Pecan Park Rd

INTEGRA RIVER RUN

VA | U.S. Department of Veterans Affairs

River City Marketplace

- Lowe's
- Walmart
- OfficeMax
- PetSmart
- Best Buy
- Michael's

Area Hotels & Lodging

- Courtyard
- Crowne Plaza
- Hyatt
- Tranclodge Hotel

COACH
NEW YORK

Mercedes-Benz

JAX
Jacksonville
International
Airport

IA
INSURANCE
AUTO AUCTIONS

Ring Power **CAT**

Loves

P

WELLS FARGO

SHELL

SUN TRUST

Ashford Woods

First Coast High School

Crestwick South

Crestwick Crossing

North Creek

Hidden Lake Estates

UF Health
UNIVERSITY OF FLORIDA HEALTH

DOLLAR GENERAL

O'Reilly
AUTO PARTS

CVS
pharmacy

Carwash

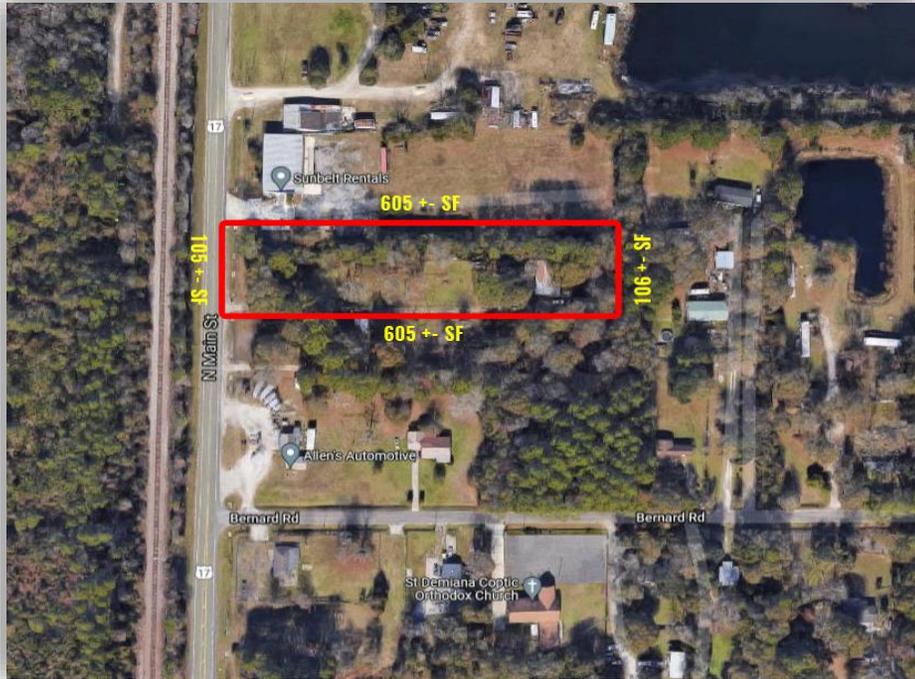
DICK'S
SPORTING GOODS

W

95

BACARDI

➔ GIS MAPS





MAP SHOWING BOUNDARY SURVEY OF

PARCEL A (O.R.V. 19751, PG. 1545)

Lot Three (3), Pleasant Prairie, according to the plat thereof recorded in Plat Book Nineteen (19), page Ninety (99) of the current public records of Duval County, State of Florida. Except Eastern 200 feet of Lot Three (3).

PARCEL B (O.R.V. 19751, PG. 1547)

The Eastern 200 feet of Lot Three (3), Pleasant Prairie, according to plat thereof recorded in Plat Book Nineteen (19), page Ninety (99) of the current public records of Duval County, Florida.

Date: April 16, 2022

prepared for: GEORGE ARTHUR MATTHEW KINGHORN AND CHRISTOPHER T. COPLIN

Scale: 1" = 20'

REVISED: August 25, 2022 to remove improvements shown on Parcel B at the owner's request.
REVISED: June 21, 2024 to correct drive.

CERTIFICATION: This survey meets the standards of practice for a boundary survey as set forth by the Board of Professional Surveyors & Mappers, pursuant to Section 472.007, Florida Statutes, and I further certify that the property shown hereon lies within Zone X as delineated on the Duval County Flood Insurance Rate Map, Community No. 120077, Panel 0065 A, dated November 2, 2018.

SIGNED: *Oliver A. Deane*
Oliver A. Deane, Professional Surveyor & Mapper No. 6182

LEGEND:

1. BOUND FENCES ARE SHOWN THICK DASH
2. BOUND FENCES PALE WITH DOTS WITH A DASHOR IS SHOWN THIN DASH
3. OVERHEAD POWER LINES ARE SHOWN DASH
4. EASEMENTS ARE SHOWN THIN DASH
5. BERT STRUT IS SHOWN THIN DASH

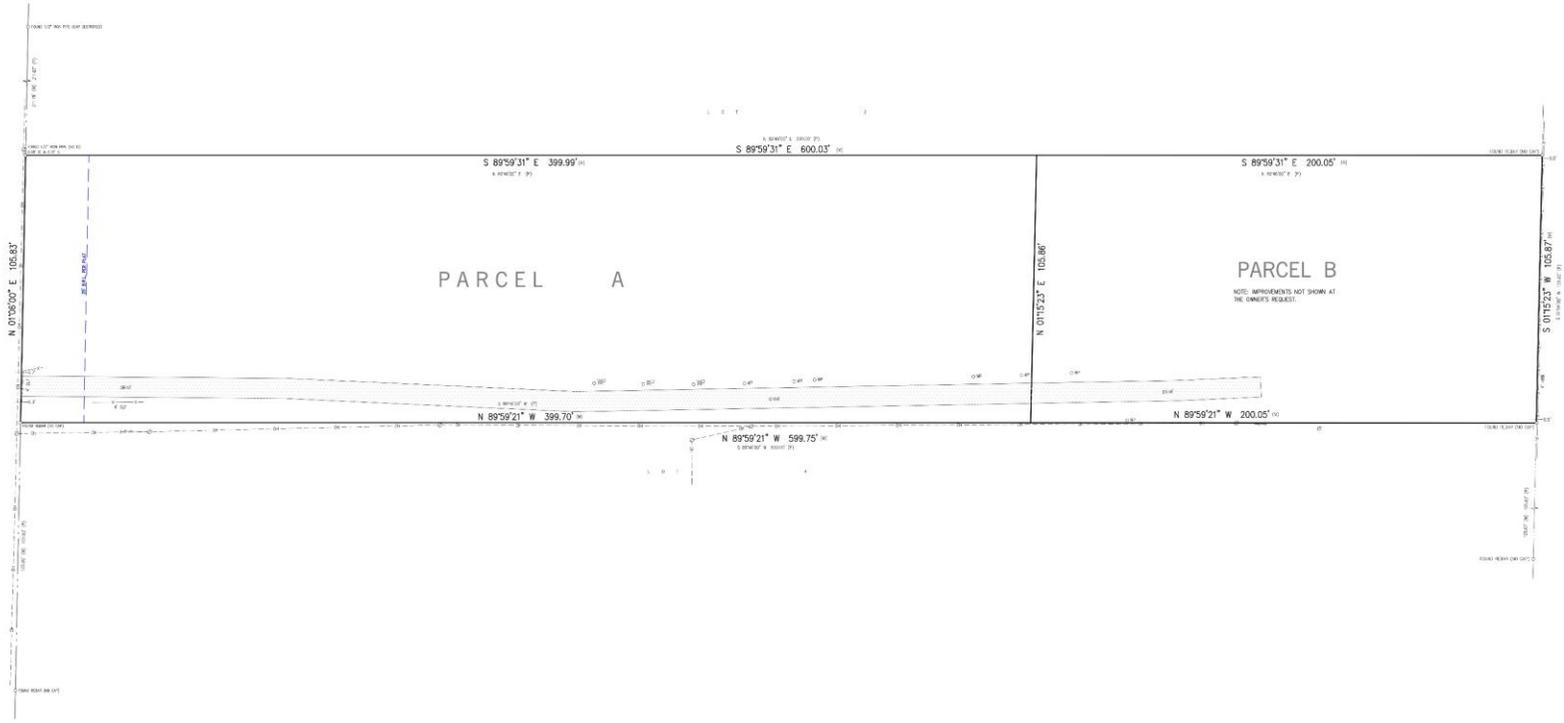
GENERAL NOTES:

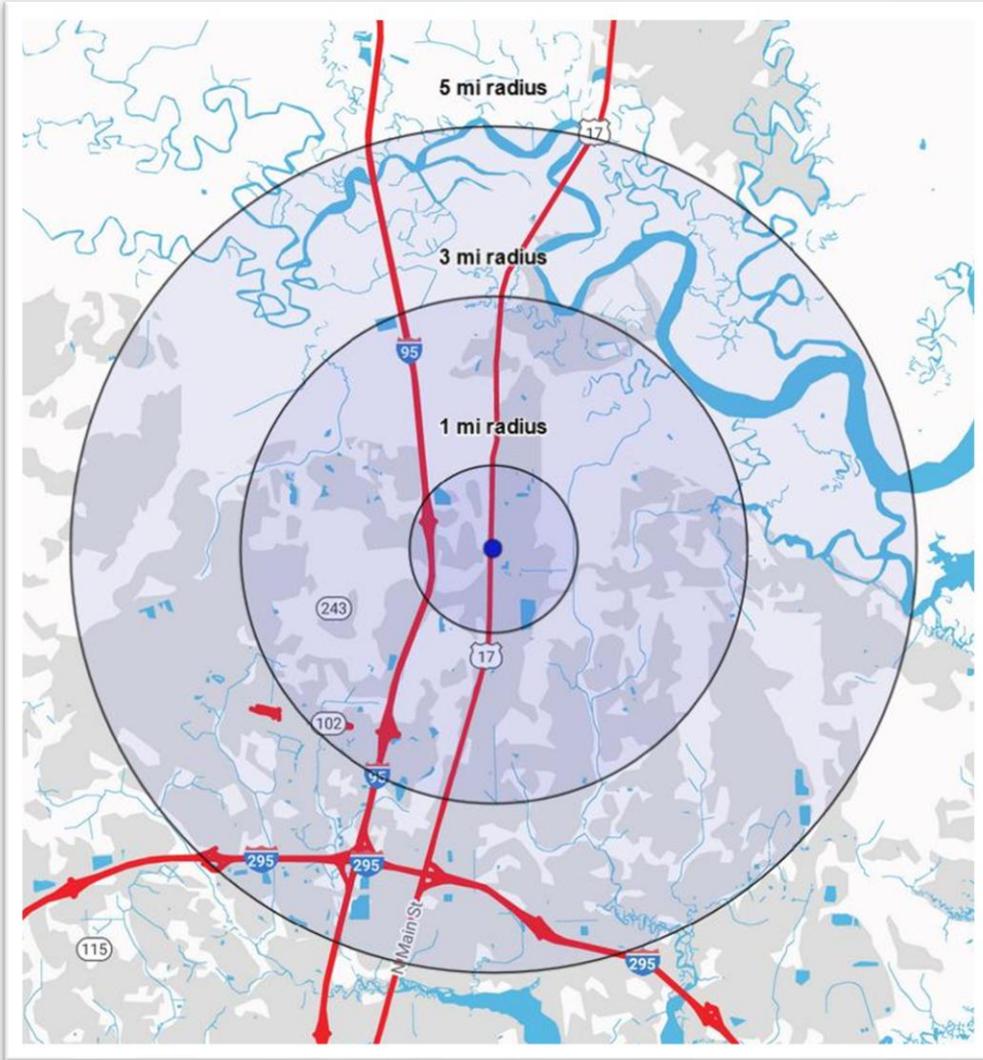
1. BASIS OF BEARINGS: NORTH 01°06'00" EAST FOR THE EASTERLY RIGHT OF WAY LINE OF MAIN STREET (ASSUMED).
2. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
3. JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS, IF ANY, NOT LOCATED BY THIS SURVEY.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

ABBREVIATIONS
 AC = ACRES
 BL = BOUNDARY LINE
 C = CORNER
 D = DISTANCE
 E = EAST
 F = FEET
 G = GROUND
 H = HORIZONTAL
 I = INCHES
 L = LINE
 M = METER
 N = NORTH
 P = POINT
 R = ROAD
 S = SOUTH
 T = TIE
 W = WEST



MAIN STREET - STATE ROAD NO. 5 - U. S. NO. 17





Area Demographics

	1 MILE	3 MILES	5 MILES
2021 Population	654	17,103	41,812
2026 Projected Population	783	19,910	46,456
2021 Total Households	236	6,286	15,456
2021 Projected Households	283	7,383	17,267
Average Household Income	76,979	76,637	79,875
2021 Median Age	34.8	34.7	34.9
2021 Total Housing Units	255	6,804	16,785
2021 Total Businesses	13	670	1,729



Downtown
20 Minutes



JIA Airport
10 Minutes



I-95
5 Minutes



I-295
10 Minutes