

# INVESTMENT OPPORTUNITY

5940 Merrill Rd Jacksonville, FL 32277 | \$375,000



Courtney Smith  
(786) 587-8702  
Courtney@welchteam.com

Ryan Cleary  
(352) 270-4132  
Ryan@welchteam.com

Scan to view online



301 Kingsley Lake Dr. Suite #502 St. Augustine, FL 32092  
904-712-3304 | Commercial@welchteam.com

## PROPERTY OVERVIEW

5940 Merrill Rd Jacksonville, FL 32277

- List Price: \$375,000
- Zoning: CCG-1
- Bldg Size: 1,892 Sq ft
- Bathroom: one
- Utilities: Public water and sewer



### **Prime Commercial Retail Opportunity on Merrill Road**

Unlock the potential of your business or investment portfolio with this high-visibility retail property located at 5940 Merrill Rd in Jacksonville, FL. Situated on a high-traffic thoroughfare, this location boasts exceptional street frontage and a steady stream of daily drive-by exposure. The property features dedicated, on-site parking to ensure hassle-free access for both your staff and a consistent flow of customers. Additionally, its prime location places it just moments away from Jacksonville University, allowing you to tap into a vibrant, built-in demographic of students, faculty, and area visitors.

This versatile asset offers the perfect foundation for a wide variety of retail or professional uses looking to thrive in a growing Jacksonville submarket. Whether you are looking to establish a flagship location or secure a strong commercial footprint, this property delivers on both location and convenience. Don't miss out on this exceptional opportunity—schedule your private viewing today to explore the possibilities.

## PROPERTY DESCRIPTION

5940 Merrill Rd Jacksonville, FL 32277

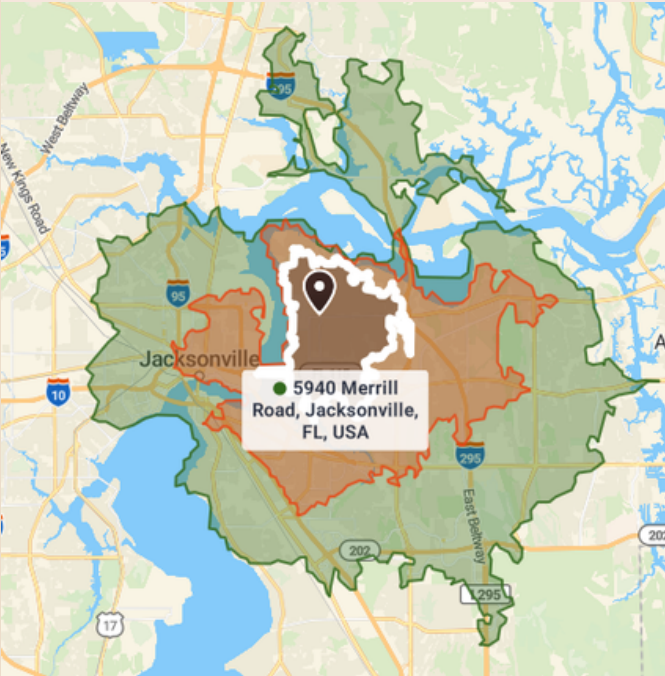


The Commercial Community/General-1 (CCG-1) district allows for a wide range of professional, retail, and service establishments, including banks, offices, and indoor entertainment facilities. This versatile zoning also supports community-focused uses such as day care centers, churches, and art studios. Furthermore, certain specialized operations like multi-family residential units integrated with permitted uses or nightclubs may be allowed by exception.

# BENCHMARK DEMOGRAPHICS

5940 Merrill Rd, Jacksonville, Florida, 32277

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties Duval County	CBSAs Jacksonville, FL Metropolitan Statistical Area	States Florida	USA
<b>AGE SEGMENTS</b>							
0 - 4	5.66%	5.89%	5.97%	5.69%	5.44%	4.69%	5.39%
5 - 9	5.82%	5.98%	6.04%	5.93%	5.86%	5.03%	5.75%
10 - 14	5.40%	5.64%	5.74%	5.73%	6.04%	5.34%	5.98%
15 - 19	8.79%	6.83%	6.48%	6.05%	6.22%	5.84%	6.47%
20 - 34	23.08%	22.72%	21.84%	21.29%	19.22%	18.43%	20.33%
35 - 54	24.24%	25.77%	25.53%	25.70%	25.63%	24.41%	25.20%
55 - 74	21.25%	21.27%	21.91%	22.41%	23.50%	25.55%	22.82%
75+	5.76%	5.90%	6.49%	7.24%	8.09%	10.74%	8.05%
<b>HOUSEHOLD INCOME</b>							
<\$15,000	10.9%	12.9%	14.9%	9.8%	8.1%	8.0%	8.3%
\$15,000-\$24,999	11.4%	8.4%	8.2%	5.5%	5.0%	5.8%	5.9%
\$25,000-\$34,999	8.9%	8.7%	8.7%	6.4%	5.8%	6.7%	6.3%
\$35,000-\$49,999	13.2%	12.4%	13.0%	11.0%	9.8%	10.5%	9.8%
\$50,000-\$74,999	22.0%	19.3%	17.5%	17.8%	16.5%	16.9%	15.6%
\$75,000-\$99,999	11.5%	12.1%	11.8%	12.8%	12.8%	12.9%	12.5%
\$100,000-\$149,999	14.4%	15.0%	15.8%	18.9%	19.6%	18.4%	17.8%
\$150,000-\$199,999	5.4%	6.0%	5.1%	7.5%	9.3%	8.7%	9.8%
\$200,000+	2.3%	5.3%	5.0%	10.3%	13.0%	12.1%	14.0%
<b>KEY FACTS</b>							
Population	27,232	91,641	209,075	1,054,465	1,764,628	23,027,836	339,887,819
Daytime Population	22,288	82,985	278,052	1,140,746	1,765,462	22,846,618	338,218,372
Employees	13,353	43,849	99,129	525,747	841,514	10,832,721	167,630,539
Households	10,238	35,715	85,052	431,039	699,626	9,263,074	132,422,916
Average HH Size	2.47	2.40	2.36	2.39	2.47	2.43	2.50
Median Age	35.9	36.9	37.6	38.7	40.4	43.6	39.6
<b>HOUSING FACTS</b>							
Median Home Value	230,399	272,789	285,580	355,630	395,594	416,969	370,578
Owner Occupied %	51.5%	50.2%	48.7%	58.2%	66.7%	67.2%	64.2%
Renter Occupied %	48.5%	49.8%	51.3%	41.8%	33.3%	32.8%	35.8%
Total Housing Units	11,129	38,654	93,893	468,453	767,323	10,635,372	146,800,552
<b>INCOME FACTS</b>							
Median HH Income	\$56,011	\$59,936	\$57,138	\$74,128	\$82,649	\$78,205	\$81,624
Per Capita Income	\$26,500	\$30,553	\$31,275	\$41,767	\$45,252	\$44,891	\$45,360
Median Net Worth	\$77,516	\$76,592	\$64,070	\$153,805	\$249,654	\$253,219	\$228,144

# LOCATION OVERVIEW

5940 Merrill Rd Jacksonville, FL 32277

ST JOHNS RIVER

To I-95



via FL-115 S  
Fastest route, the usual traffic

13 min  
7.8 miles

Merrill Rd AADT - 16,000



9450 Merrill Rd



To 295



via Merrill Rd  
Fastest route, the usual traffic

5 min  
2.5 miles

University Blvd AADT - 24,000

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