

## 13075 North Main Street

Jacksonville, FL

FOR SALE

\$2,700,000

Gross SF: 4,712 Building Available

## Confidential Listing <u>Do Not Contact Onsite Personnel</u>

Please refrain from entering the branch or speaking with staff about the sale.

All communications should be directed to the listing representative.



## 13075 North Main Street Jacksonville, FL

### PROPERTY HIGHLIGHTS

Exceptional opportunity to acquire a bank branch located in a highly visible, prime location in North Jacksonville. The property is ideal for an owner-user or redevelopment project, benefiting from strong surrounding demographics and consistent traffic counts.

- Located in one of the fastest growing areas near Jacksonville International Airport
- 277' prime frontage on North Main Street
- 2 minutes from River City Marketplace
- 5 minutes to Jax International Airport
- 15 minutes to Downtown Jacksonville

Gross SF:	6,426 Including Drive Thru
Heated Area:	4,712 SF
Site Area:	1.29 Acres
Year Built:	2011
Zoning:	CCG-2
Property Type:	Single-Story
Parcel #:	107600-0050
Drive Thru:	4 Lanes + 1 ATM
Parking:	33 On-site Including 2 Handican

# AVERAGE DAILY TRAFFIC 12,700 13075 North Main Street

#### **DEMOGRAPHICS**

2025	1-Mile	3-Mile	5-Mile
Population	5,985	34,438	77,518
Total Households	2,574	13,707	29,788
Avg. Household Income	\$79,266	\$99,516	\$100,053
Median Age	35.4	37.6	37.4
% Bachelors degree or Higher	21.9%	28.7%	30.2%



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## **PROPERTY PHOTOS**















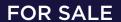
**FOR SALE** 4,712 SF BUILDING AVAILABLE



**13075 North Main Street** Jacksonville, FL

# SITE MAP







**13075 North Main Street** Jacksonville, FL

## AREA MAP



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