



715 N McDuff Ave | Jacksonville, FL 32209

Multi-Building Commercial Complex | 9,462 SF Total | CCG-2 Zoning | For Lease

Less than 1 mile from I-10 Exit 360 | On-street & off-street parking available

\$11.50/SF/YR

NNN Lease Rate

9,462 SF

Total Complex

3 Units in Buildings

Available Now

CCG-2

Zoning

1937

Year Built

< 1 Mile

to I-10 Exit 360



BUILDING 1

\$11.50/SF NNN

6,700 SF

Community / Church
Nonprofit / Office / Educational

- Open flexible floor plan
- New lights & carpet (2025)
- Adjacent off-street parking
- 5 bathrooms | 1 ADA convertible

BUILDING 2

\$11.50/SF NNN

1,286 SF

Restaurant Space

- Second-gen restaurant build-out
- Ground floor entry
- Ready for food service operations
- Adjacent to complex parking

BUILDING 3

\$11.50/SF NNN

1,476 SF

Upstairs Office Suite

- Private staircase entry
- Above-grade privacy & separation
- Packaged HVAC unit
- Professional, quiet environment

TRADE AREA DEMOGRAPHICS | ZIP 32209 (ACS 2024, U.S. Census Bureau)

POPULATION

ZIP 32209
34,657
3-Mile Radius
~83,400
5-Mile Radius
~207,000

MEDIAN HH INCOME

ZIP 32209
\$30,514
Duval County
\$71,277
JAX City
\$69,872

MEDIAN AGE

ZIP 32209
37.9 yrs
Per Capita Income
\$19,820
Households in ZIP
13,200

DAYTIME WORKFORCE

Raven Transport
< 1 mi
ABF Freight
< 1 mi
COJ Public Works
< 1 mi

TRAFFIC COUNTS

N McDuff Ave
12,500 AADT
W Beaver St
17,100 AADT
I-10 Exit 360
< 1 mile

MAJOR WORKFORCE DEMAND DRIVERS WITHIN 1 MILE:

Raven Transport

Total Distribution Inc.

ABF Freight

COJ Public Works North Yard

Crowley Logistics

MELESIA V.S. ZILLER | Owner/Broker | Clearpath Commercial

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License CQ1074131 | Info deemed reliable but not guaranteed.



Site Overview | 715 N McDuff Ave

Aerial View | Building Footprints | Trade Area Employers

715 N McDuff Ave | Jacksonville, FL 32209 | CCG-2 | \$11.50/SF/YR NNN

AERIAL VIEW | BUILDING FOOTPRINTS

PROPERTY DETAILS

Address: 715 N McDuff Ave + 0 W Beaver St
City / ZIP: Jacksonville, FL 32209
Zoning: CCG-2 (Commercial General)
Year Built: 1937 | Concrete Block / Stucco
Total SF: +/- 9,462 SF across 3 buildings
Parking: On-street + off-street paved lot (4,600 SF)
Signage: Street-facing signage available
I-10 Access: Less than 1 mile to Exit 360



EMPLOYER	INDUSTRY	DISTANCE
Raven Transport	Freight / Logistics	0.3 mi
Total Distribution Inc. ABF	Warehousing / 3PL	0.4 mi
Freight (ArcBest)	LTL Freight	0.5 mi
COJ Public Works N. Yard	Municipal Services	0.6 mi
Crowley Logistics	Ocean / Inland Freight	0.8 mi



Building Unit 1-Large Unit | +/- 6,700 SF | Community / Office / Civic

Building Unit 2-Restaurant | +/- 1,286 SF | Restaurant/Coffee Shop/Social Club/Lunch Room

Building Unit 3-Office | +/- 1,476 SF | Upstairs Office/Medical/Beauty





Building 1 | +/- 6,700 SF | Flex Community Space
Community Center | Church | Nonprofit | Office | Educational
715 N McDuff Ave | Jacksonville, FL 32209 | CCG-2 | \$11.50/SF/YR NNN

POSSIBLE USES

APPROXIMATE ROOM DIMENSIONS

- Community Center**
Ideal for meetings, events, and gatherings. High-traffic civic anchor for the neighborhood.
- Church / House of Worship**
Open floor plan accommodates congregation seating and flexible sanctuary setup.
- Nonprofit Organization**
Cost-effective NNN lease for mission-driven groups needing visible storefront space.
- Educational / Training Center**
Classroom or tutoring layout. Dense residential trade area within walking distance.
- Professional Office**
Open plan works for co-working, team office, or service-based business.
- Health & Wellness**
Fitness, yoga, martial arts, or therapy — flexible space with new lighting, new paint, New HVAC, and carpet (2025).

UNIT HIGHLIGHTS

- +/- 6,700 SF open flexible floor plan
- New lights & carpet installed 2025
- Adjacent off-street paved parking lot Concrete block / stucco construction (1937) CCG-2 zoning — broad permitted use list
- 5 bathrooms | 1 convertible to ADA compliant Street frontage on N McDuff Ave
- Less than 1 mile to I-10 Exit 360
- LEASE TERMS**

Lease Type: Triple Net (NNN)

Rate: \$11.50/SF/Year

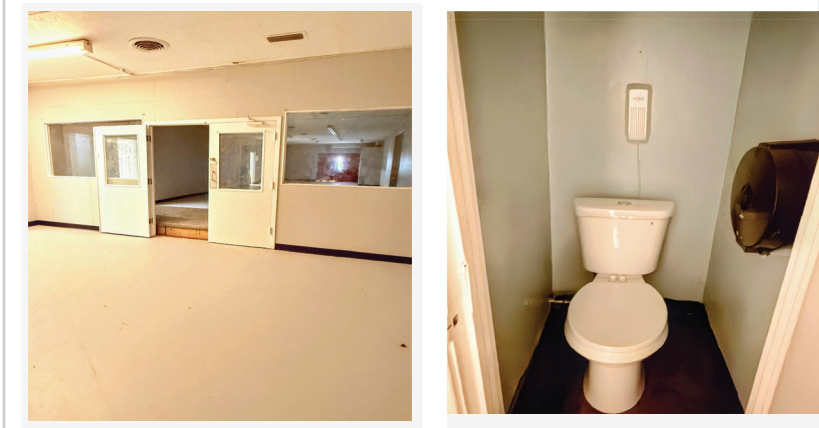
Available: Immediately

Min. Term: Negotiable

NNN Costs: Estimated at closing — contact broker

+/- Approximate measurements only. Verify prior to lease

RM	DIMENSIONS (+/-)	RM	DIMENSIONS (+/-)
A	46'8" x 17'4"	H	12'7" x 8'11"
B	42'6" x 17'4"	I	12'8" x 8'10"
C	60'11" x 20'7"	J	16'0" x 9'7"
D	11'7" x 11'6"	K	21'9" x 9'8"
E	8'10" x 11'6"	L	14'6" x 9'11"
F	19'7" x 8'4"	M	18'9" x 9'8"
G	9'0" x 8'4"	N	18'8" x 11'4"





Building 2 | +/- 1,286 SF | Restaurant Space

715 N McDuff Ave | Jacksonville, FL 32209 | CCG-2 | \$11.50/SF/YR NNN

POSSIBLE USES

Restaurant / Cafe

Second-gen build-out ready for food operators. Existing hood and kitchen layout speeds opening.

Fast Casual / Counter Service

Efficient compact footprint ideal for counter-service or quick-serve concepts.

Catering Kitchen / Ghost Kitchen

Existing 10ft commercial hood and kitchen prep space with ground-floor delivery access.

Juice Bar / Coffee Shop

Zero coffee shops in the immediate area — strong first-mover opportunity on N McDuff Ave.

Bakery / Food Production

Small-batch production with ground floor access for artisan or specialty food.

Cultural Food Market / Deli

Latin and Caribbean food present nearby; no Asian food, minimal BBQ in the trade area.

UNIT HIGHLIGHTS

- Second-generation restaurant build-out
- Ground floor — street-level access
- 10ft commercial hood in place
- 1 bathroom | ADA compliant potential
- Compact, efficient +/- 1,286 SF layout
- Adjacent to complex parking lot
- Street visibility from N McDuff Ave
- CCG-2 zoning permits food service use

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FLOOR PLAN



DISCLAIMER: THESE DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

APPROXIMATE ROOM DIMENSIONS

SPACE	DIMENSIONS (+/-)
Front of Restaurant	38'7" x 13'5"
Kitchen	30'4" x 9'0"
Commercial Hood	10'0" x 3'8" (existing)

1 Bathroom | Large enough for ADA conversion





Building 3 | +/- 1,476 SF | Upstairs Office Suite

Private Office | Professional | Studio | Medical | Creative

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POSSIBLE USES

Professional Office Suite

Private second-floor suite with 4 offices, lobby, kitchen, and full bath — move-in ready.

Medical / Therapy Practice

Multiple private rooms support exam rooms, counseling suites, or treatment spaces.

Creative Studio / Agency

Quiet above-grade space for design, media, photography, or content production teams.

Faith-Based Counseling

Can be leased in combination with Building 1 for a full community campus model.

Educational / Tutoring Center

Private instruction rooms with natural separation from street-level activity below.

Real Estate / Title Office

Professional layout with staff kitchen, reception lobby, and private office rooms.

APPROXIMATE ROOM DIMENSIONS

SPACE	DIMENSIONS (+/-)
Access	21 steps to upstairs entry
Lobby / Sitting Area	10'3" x 21'0"
Office 1	7'11" x 9'5"
Office 2	11'2" x 14'0"
Office 3	16'1" x 9'4"
Office 4	14'11" x 9'4"
Flex Room (dining/break/open)	9'5" x 7'7"
Full Bathroom	9'0" x 6'0"
Kitchen	9'7" x 9'5"

UNIT HIGHLIGHTS

- Upstairs suite — 21 steps to private entry
- Lobby / sitting area upon entry
- 4 private offices of varying sizes
- Flex room — dining, break room, or open workspace
- Full bathroom
- Private kitchen
- Above-grade privacy and separation from street
- Can be combined with Building 1 (same tenant)
- CCG-2 zoning — broad office use permitted

LEASE TERMS

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1 Full Bathroom | Stair access only (21 steps)



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