

FLEMING ISLAND, FL 32003



OFFERING SUMMARY

Sale Price:	\$2,700,000
Building Size:	3,588 SF
Lot Size:	1.15 Acres
Year Built:	2004
Zoning:	PUD

PROPERTY OVERVIEW

This is a rare opportunity to acquire a fully equipped, second-generation restaurant in a proven retail corridor. The property is being offered with the existing furniture, fixtures, and equipment (FF&E) conveying with the sale, providing a turnkey opportunity for an owner-user or operator to significantly reduce startup costs and accelerate opening timelines. Featuring an established restaurant layout with a drive-thru, ample parking, and excellent visibility, the property is well suited for a variety of restaurant concepts. Its strategic location, combined with the inclusion of FF&E, makes this an attractive investment for operators seeking an efficient path to market.

PROPERTY HIGHLIGHTS

- Second-Generation Restaurant
- Available For Sale or Lease
- Existing Drive-Thru
- Ample Parking
- Strong Retail Corridor
- Move-In Ready Opportunity

KATHY JETT **AMANDA HARDY**

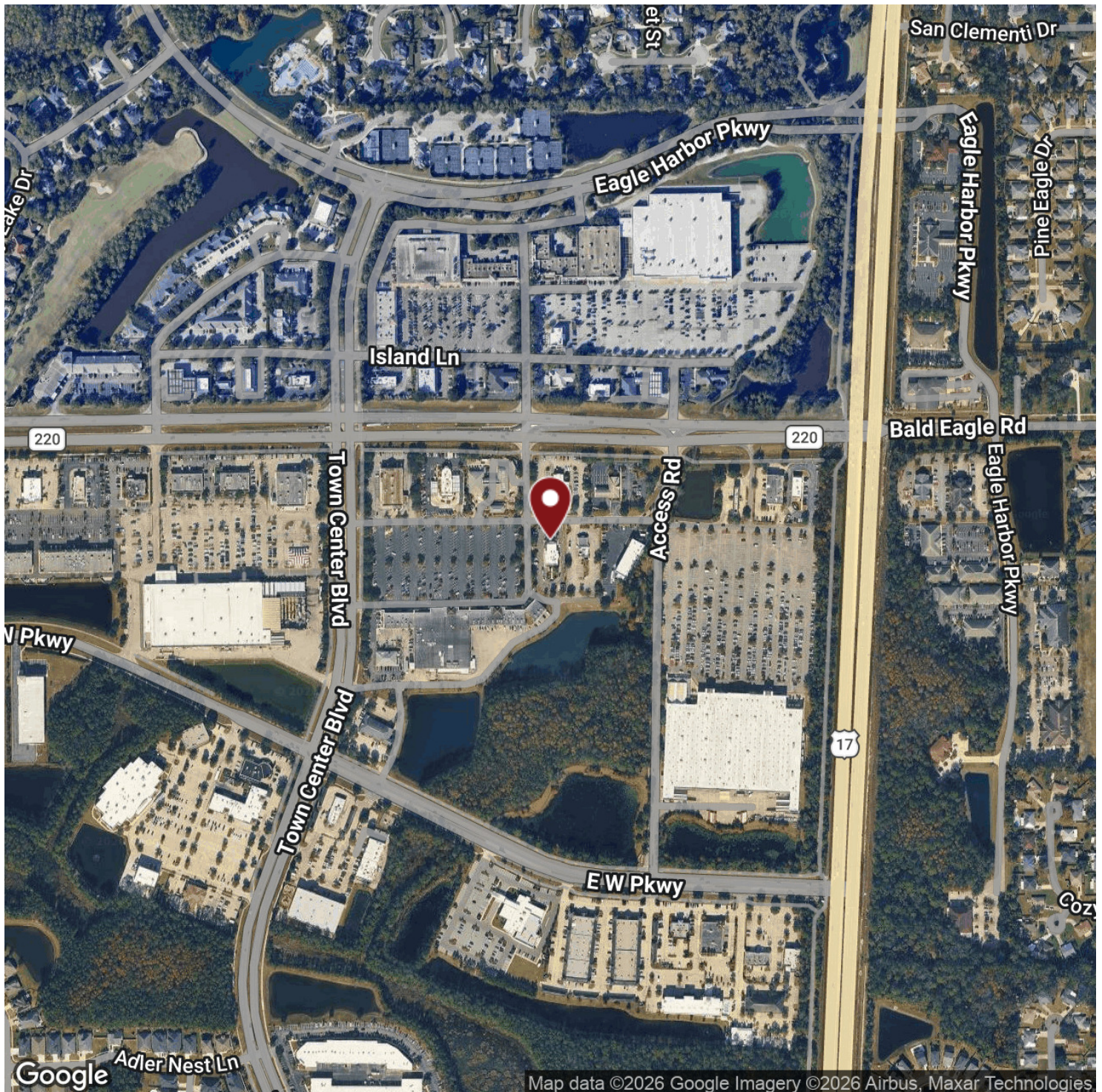
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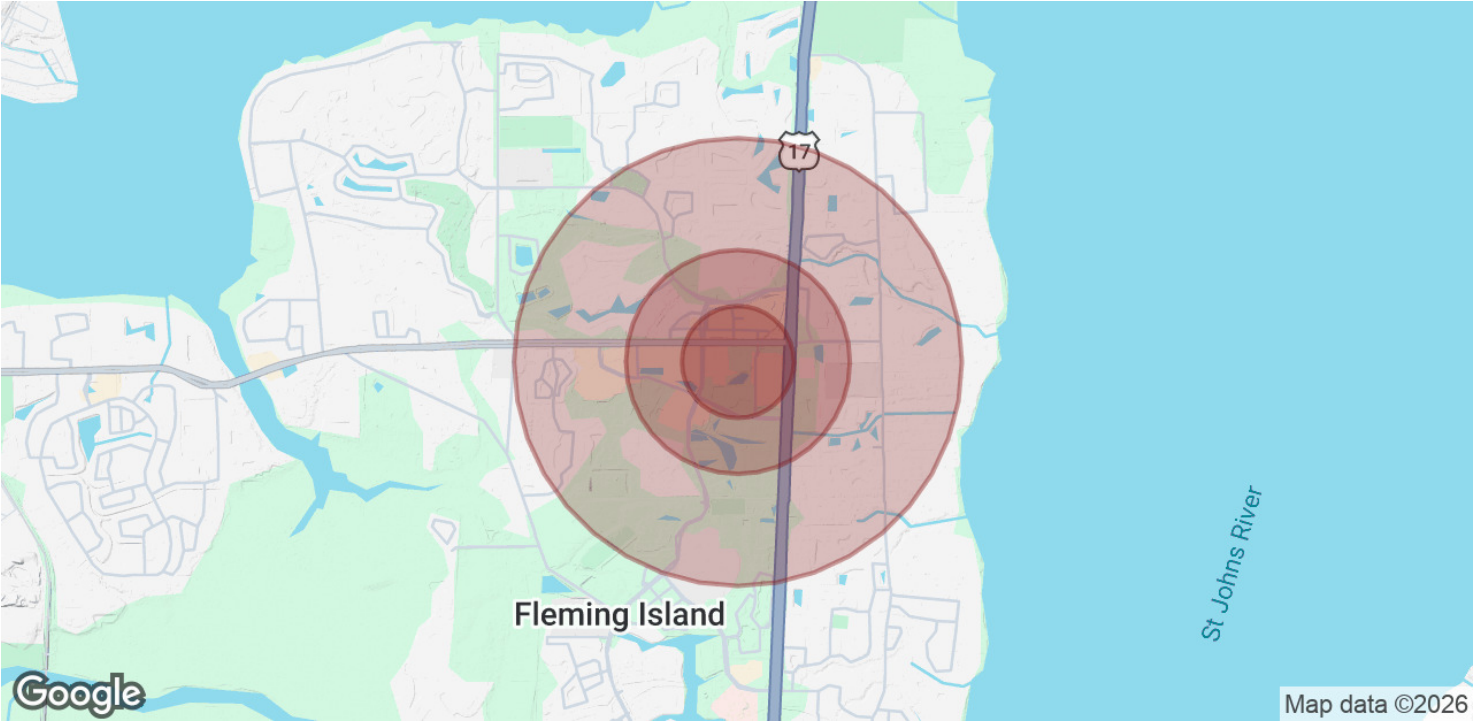
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	360	1,584	5,673
Average Age	42.8	44.1	46.1
Average Age (Male)	42.2	45.3	47.2
Average Age (Female)	49.0	45.5	46.4

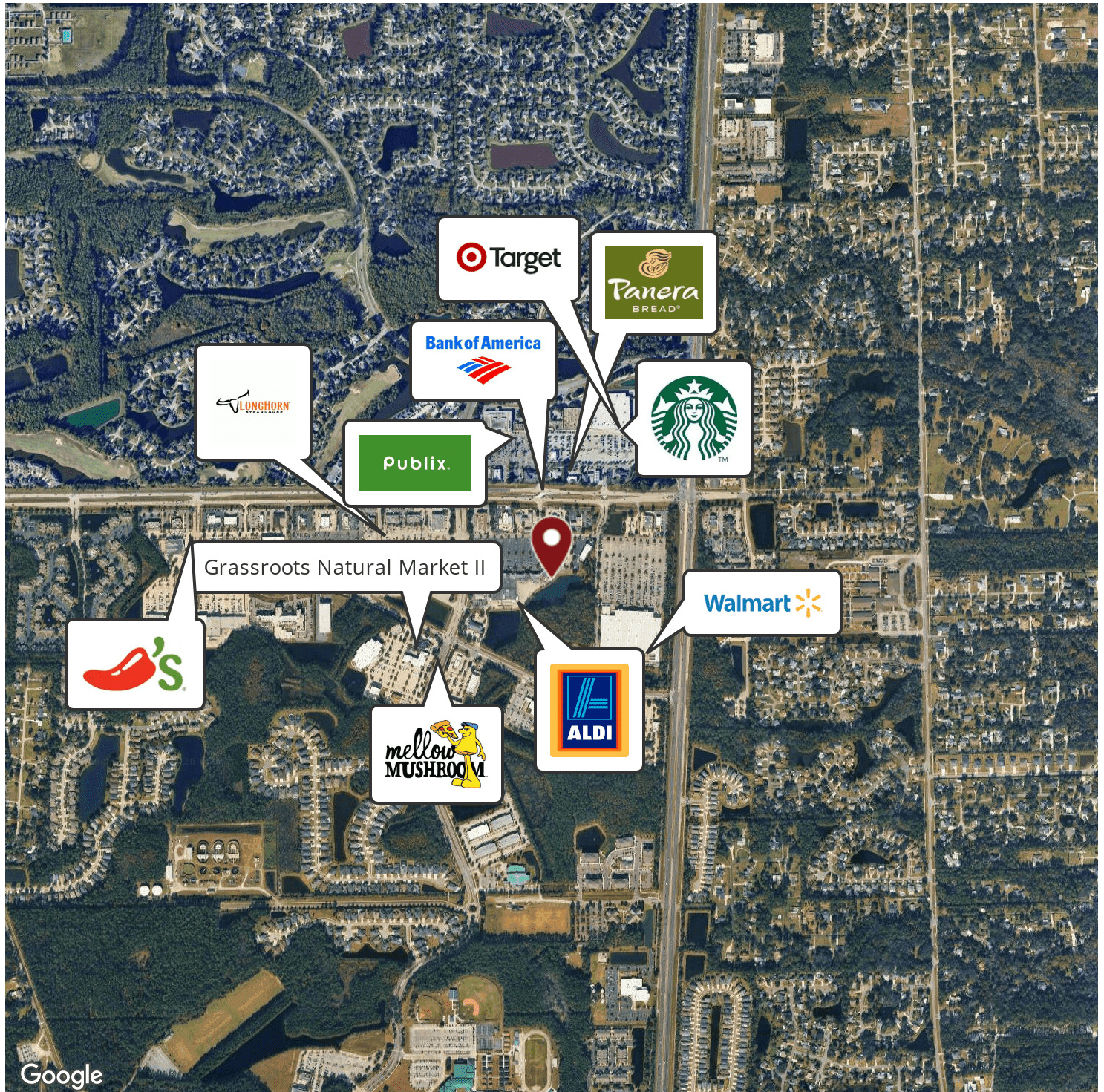
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	189	726	2,448
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$90,704	\$111,077	\$125,243
Average House Value	\$365,371	\$364,520	\$379,603

2023 American Community Survey (ACS)

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