

TURN-KEY RESTAURANT TROPHY CONDITION
1022 HOSPITALITY LANE
JACKSONVILLE, FL 32225



FOR SALE | \$3,165,000

Property Overview



RESTAURANT



CLOSE PROXIMITY
TO I-295



TRAFFIC COUNT:
I-295 = 79,500 VPD



1.21 ACRES



5,650 SQ FT



LOCATION:
ARLINGTON



An incredible opportunity to acquire a turn-key restaurant in trophy condition in Jacksonville, FL. This restaurant's lease expires December 2026. The property is positioned along Monument Road (27,000 VPD) with excellent visibility and access, and sits just off Interstate 295 (79,500 VPD) with direct on/off-ramp access. The site is surrounded by a strong lineup of national credit retailers including Walmart, Target, Regions Bank, Courtyard Marriot, The Home Depot, and Ross Dress for Less, driving consistent daily traffic to the immediate trade area. This property sits at the epicenter of one of Jacksonville's most compelling growth stories. The property is centrally located with easy access to downtown Jacksonville and positioned within the densely populated Greater Arlington submarket. This restaurant property zoned PUD offers the flexibility of capturing a new NNN leased tenant or a redevelopment on a 1.21 acre parcel.

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Property Highlights

- **LAND AREA: 1.21 AC**
- **SQUARE FEET: 5,650**
- **APN: 161293-0400**
- **ZONING: PUD**
- **YEAR BUILT: 2002 / 2016 RENOVATION**

- **CORPORATE ABSOLUTE NNN LEASE**
 - **LEASE EXPIRES DECEMBER 2026**
 - **\$208,980 ANNUAL RENT**
- **TWO ACCESS POINTS**
- **NEIGHBORING TENANTS INCLUDE WALMART, CANTINA LOUIE, GATE GAS STATION, HAMPTON INN**
- **CONVENIENTLY POSITIONED IMMEDIATELY AT THE MONUMENT RD EXIT ON I-295**
- **NEARBY NATIONAL RETAILERS INCLUDE WALMART, TARGET, LOWE'S, HOME DEPOT, ROSS, PLANET FITNESS, REGION'S BANK, MICHAEL'S AND MORE**



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Market Highlights

POPULATION

1 MILE: 12,026
3 MILE: 82,612
5 MILE: 200,380

MEDIAN INCOME

1 MILE: \$51,075
3 MILE: \$62,318
5 MILE: \$68,737

TRAFFIC COUNT

MONUMENT RD: 27,000 VPD
I- 295 E BELTWAY S: 79,500 VPD
• 0.4 MI FROM PROPERTY

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Nearby Retailers



Aerial Photo



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Aerial Maps



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