

PRIME LOCATION • FOR LEASE OR RE-DEVELOPMENT
3,231 SF FREE-STANDING RESTAURANT WITH DRIVE-THRU
3505 ST. JOHNS BLUFF ROAD • JACKSONVILLE, FLORIDA
Located in the Southeast quadrant of Beach Boulevard & St. Johns Bluff Road



HIGHLIGHTS TO CONSIDER

- APPROXIMATELY 3,231 SF ON 1.05+/- ACRES OF NET USABLE LAND WITH OFF-SITE RETENTION.
- EXCELLENT INGRESS AND EGRESS
- ZONED COMMERCIAL GENERAL (CCG-1)
- SITE HAS LARGE PYLON SIGN WITH READER BOARD ... A REAL PLUS
- CITY WATER & SEWER UTILITIES; VPAC IN-PLACE NO CITY MOBILITY FEE FOR REDEVELOPMENT
- POPULATION 3-MILE 72,800 - AVERAGE HH INCOME \$74,320
- POPULATION 5-MILE 192,615 - AVERAGE HH INCOME \$72,470
- MINUTES FROM JACKSONVILLE'S I-295 BELTWAY LOOP
- UNIVERSITY OF NORTH FLORIDA OVER 16,000 STUDENTS CLOSE PROXIMITY
- FLORIDA STATE COLLEGE APPROXIMATELY 7,000 STUDENTS MINUTES AWAY
- EXCELLENT RETAIL AREA AND JACKSONVILLE'S PREMIER ST. JOHNS TOWN CENTER NEARBY
- 49 AMPLE PARKING SPACES ON-SITE
- HIGH TRAFFIC LOCATION

For Further Information, Please Contact: Barry J. Goldstein, President
GOLDSTEIN COMMERCIAL PROPERTIES, INC.

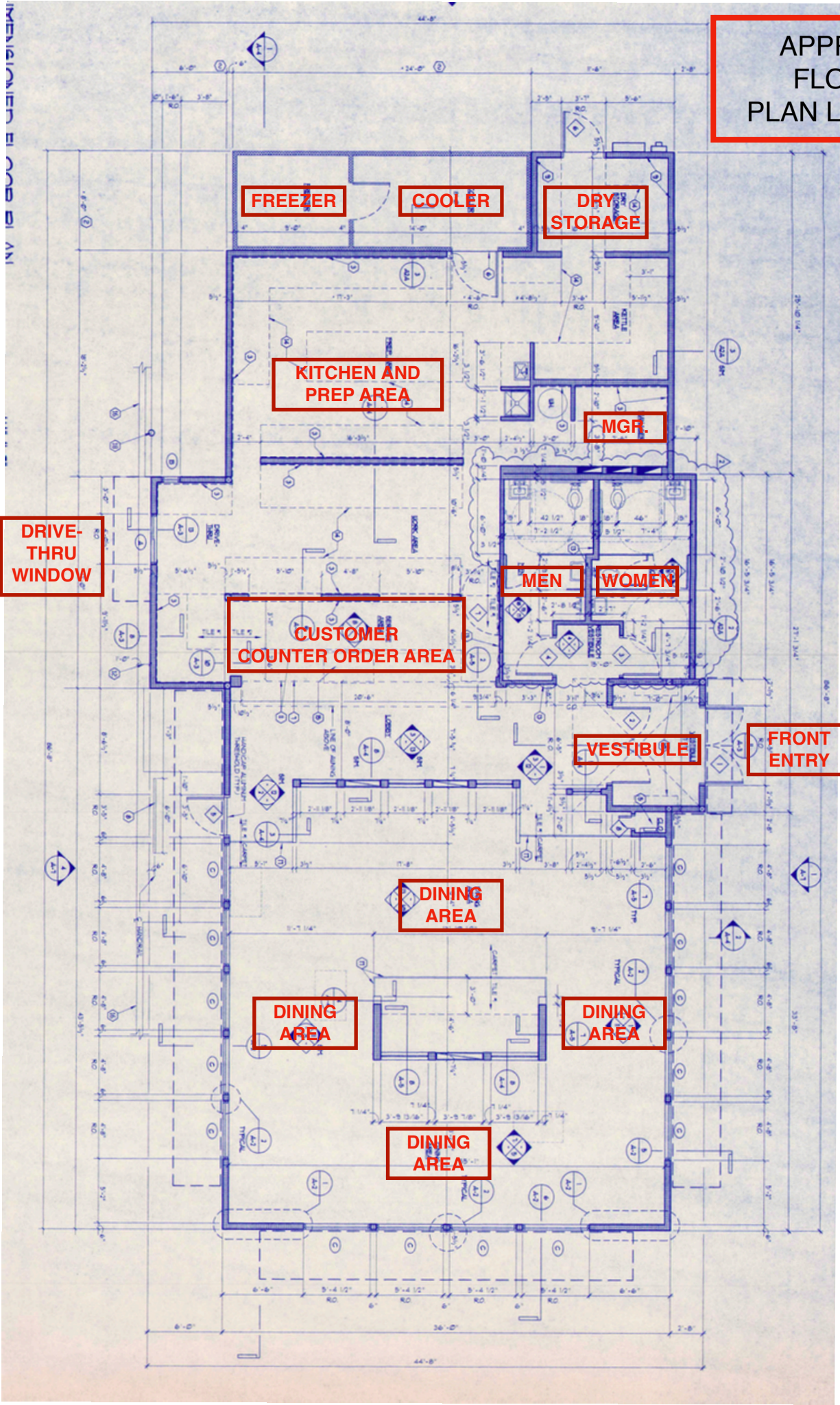
7545 Centurion Parkway • Suite 401 • Jacksonville, Florida 32256

Tel. 904.367.0009 • Email: barryjgoldstein@bellsouth.net

All information furnished herein and in regard to property, for sale or lease was obtained from sources deemed reliable, but no warranty or representation, either expressed or implied, is made as to the accuracy thereof, and same is submitted subject to errors, omissions, change in price, rental, prior sale or other conditions, withdrawal without notice, and to any special conditions imposed by our clients and or principals. This information does not constitute a recommendation, endorsement or advice as to the value of the property. Each prospective purchaser or tenant should rely upon its own investigation, evaluation and judgment as to the advisability of purchasing or leasing the property described herein and should carefully verify each item of income, expense and all other pertinent information contained herein. THIS INFORMATION IS BEING SUBMITTED BY AND IS THE PROPERTY OF GOLDSTEIN COMMERCIAL PROPERTIES INC. AS AGENTS - BROKERS. FOR THE SELLER. PRINCIPALS OR BROKERS ACTING AS PRINCIPALS ARE NOT ELIGIBLE TO PARTICIPATE FOR ANY COMMISSION. NO REPRODUCTION OF ANY PART OF OR ALL OF THIS ENTIRE MATERIAL OR DISTRIBUTION THEREOF IS PERMITTED WITHOUT THE PRIOR AND EXPRESS WRITTEN APPROVAL OF GOLDSTEIN COMMERCIAL PROPERTIES, INC.



APPROX.
FLOOR
PLAN LAYOUT



FREEZER

COOLER

DRY
STORAGE

KITCHEN AND
PREP AREA

MGR.

DRIVE-
THRU
WINDOW

MEN

WOMEN

CUSTOMER
COUNTER ORDER AREA

VESTIBULE

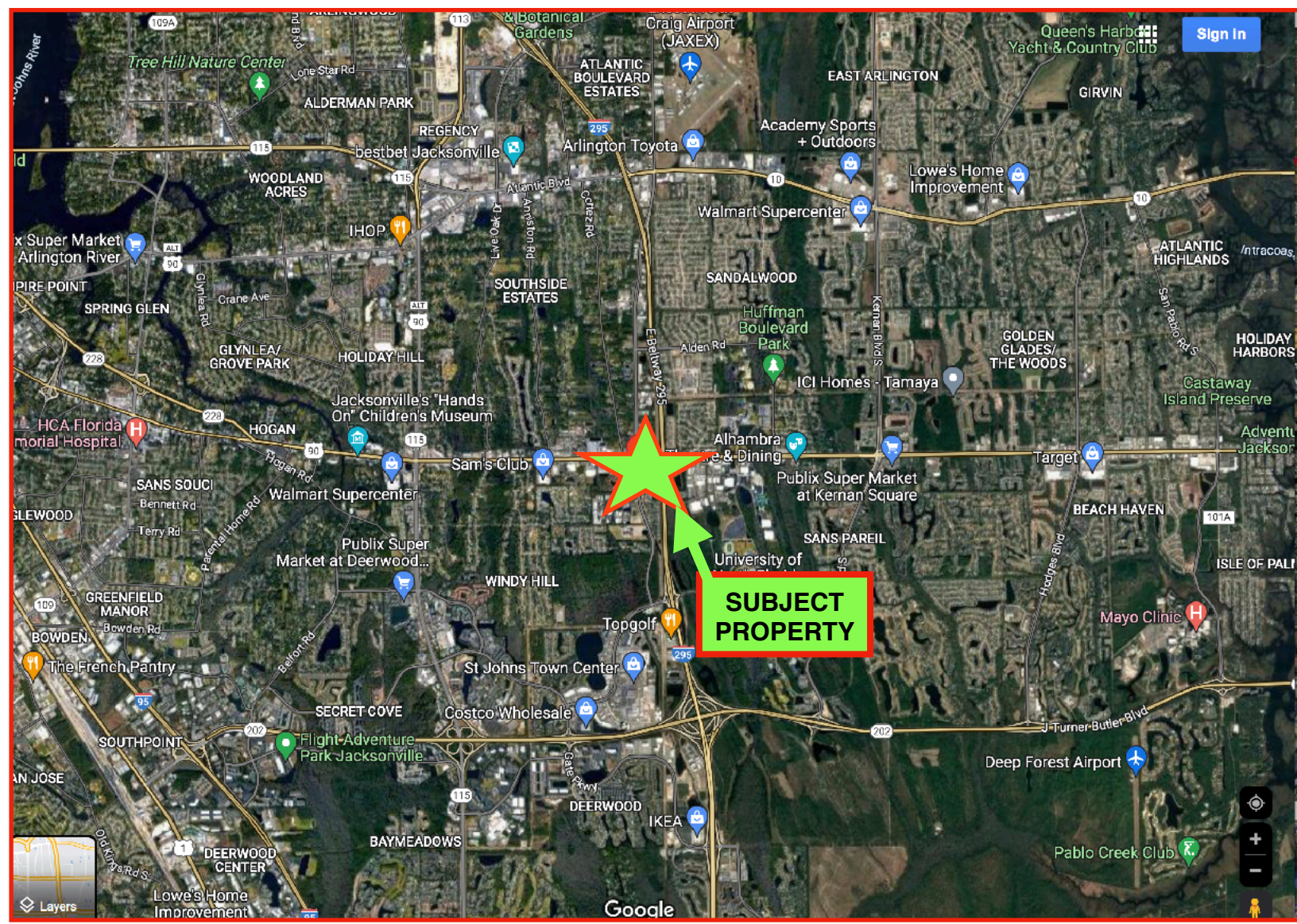
FRONT
ENTRY

DINING
AREA

DINING
AREA

DINING
AREA

DINING
AREA



SUBJECT PROPERTY

