



Colliers

For Lease

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Freestanding Retail, Restaurant, Light Industrial Building on University Blvd. West Near I-95

5110 University Boulevard West | Jacksonville, FL 32216

Property Highlights

- 9,589± SF freestanding front building (owner will consider subdividing)
- 55,500± SF of land
- 65 parking spaces
- Zoned CCG-2
- Former national steakhouse location
- Owner willing to consider rezoning for light industrial users
- Traffic count on University Boulevard W: 45,000± AADT
- I-95 exit is minutes away
- Near Burger King, Dunkin, RaceTrac, Wawa and Taco Bell
- Base lease rate: \$15.50/SF/NNN plus \$3.86/SF estimated NNN charges
- Prefer a lease, but will consider a sale

Photo Gallery

Interior

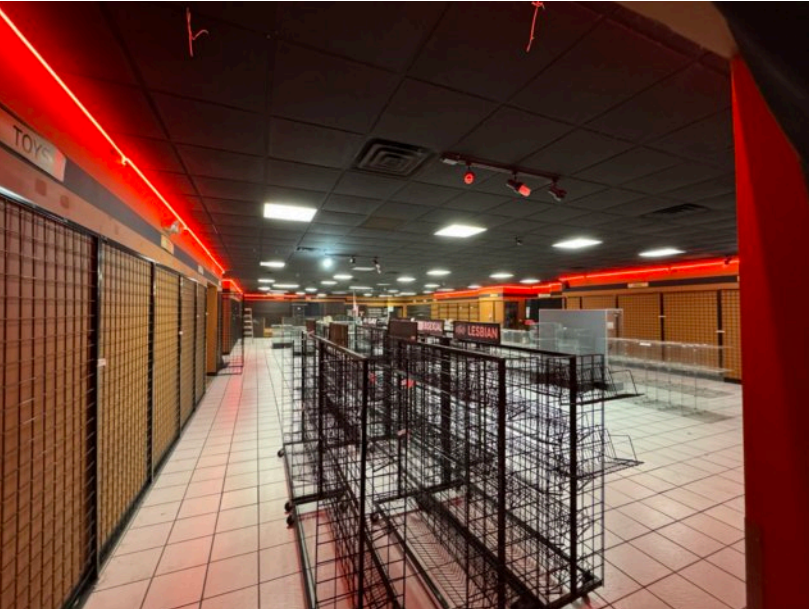
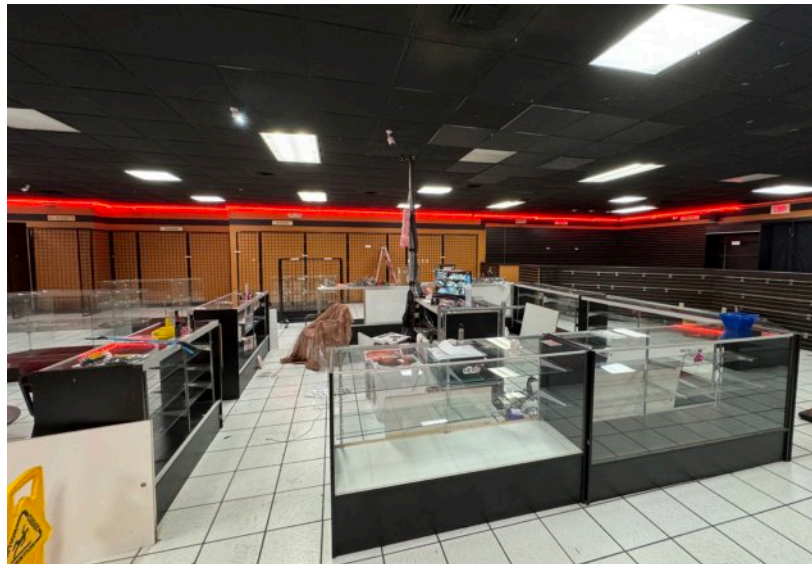
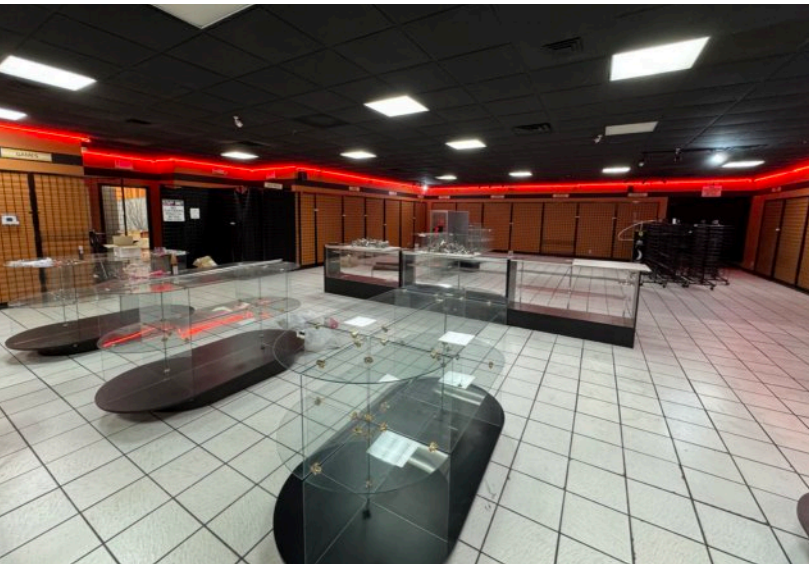
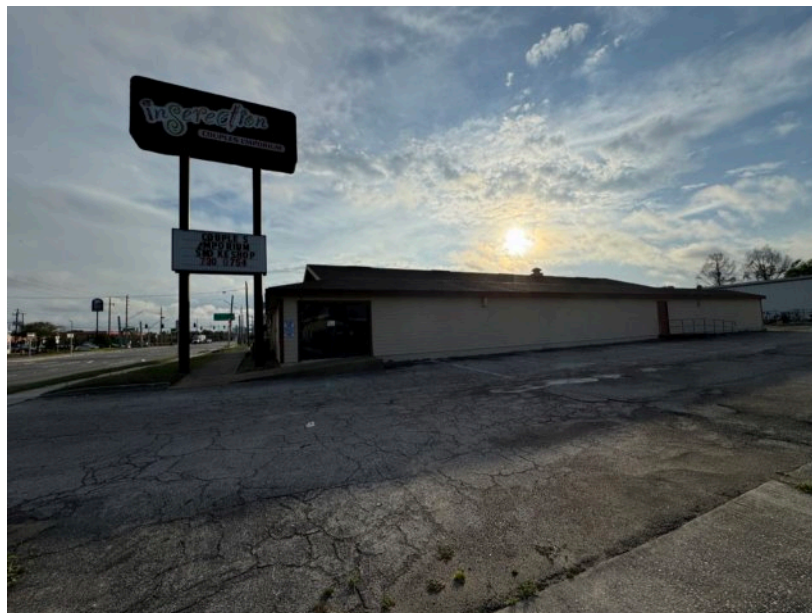


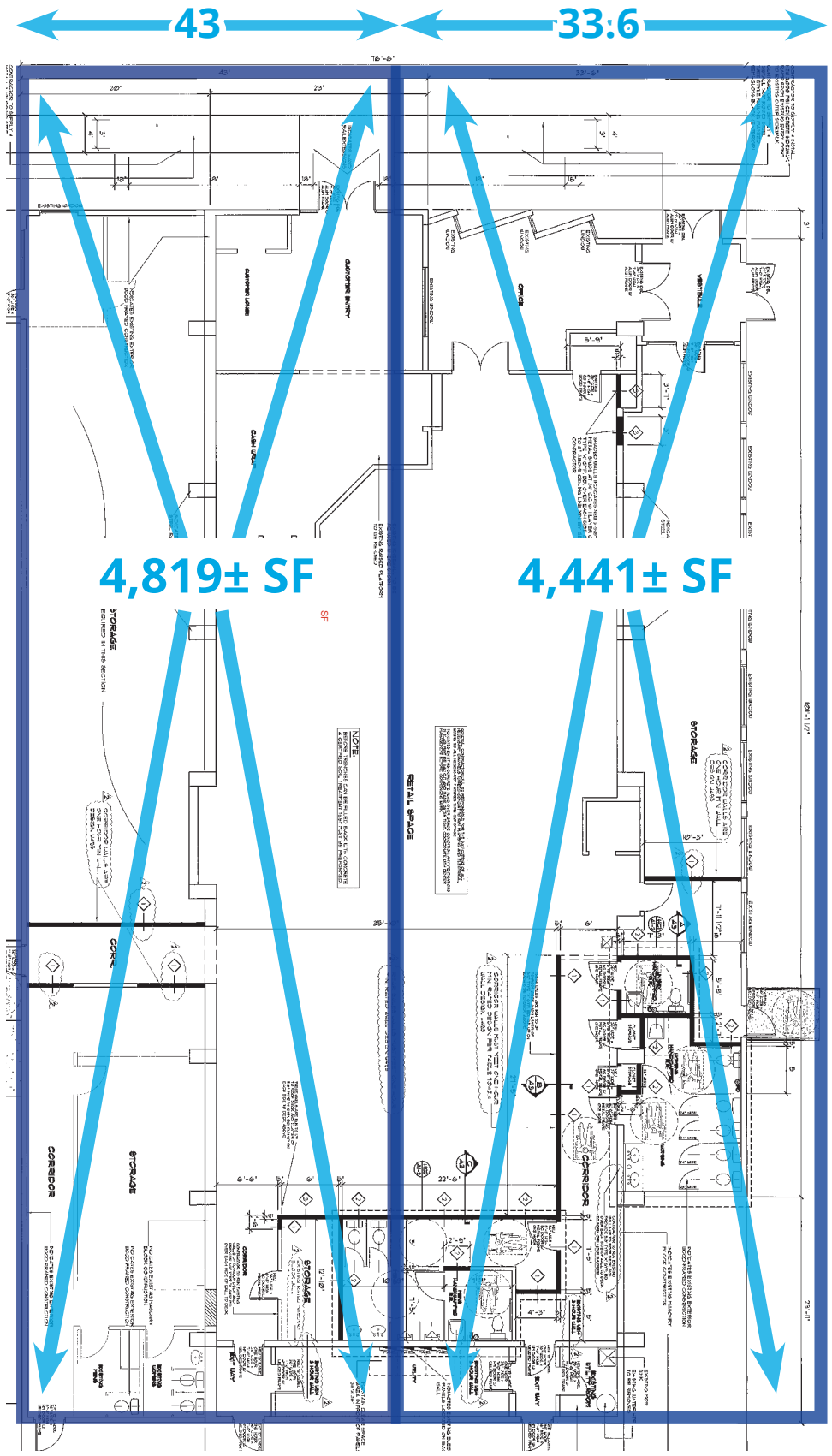
Photo Gallery

Exterior

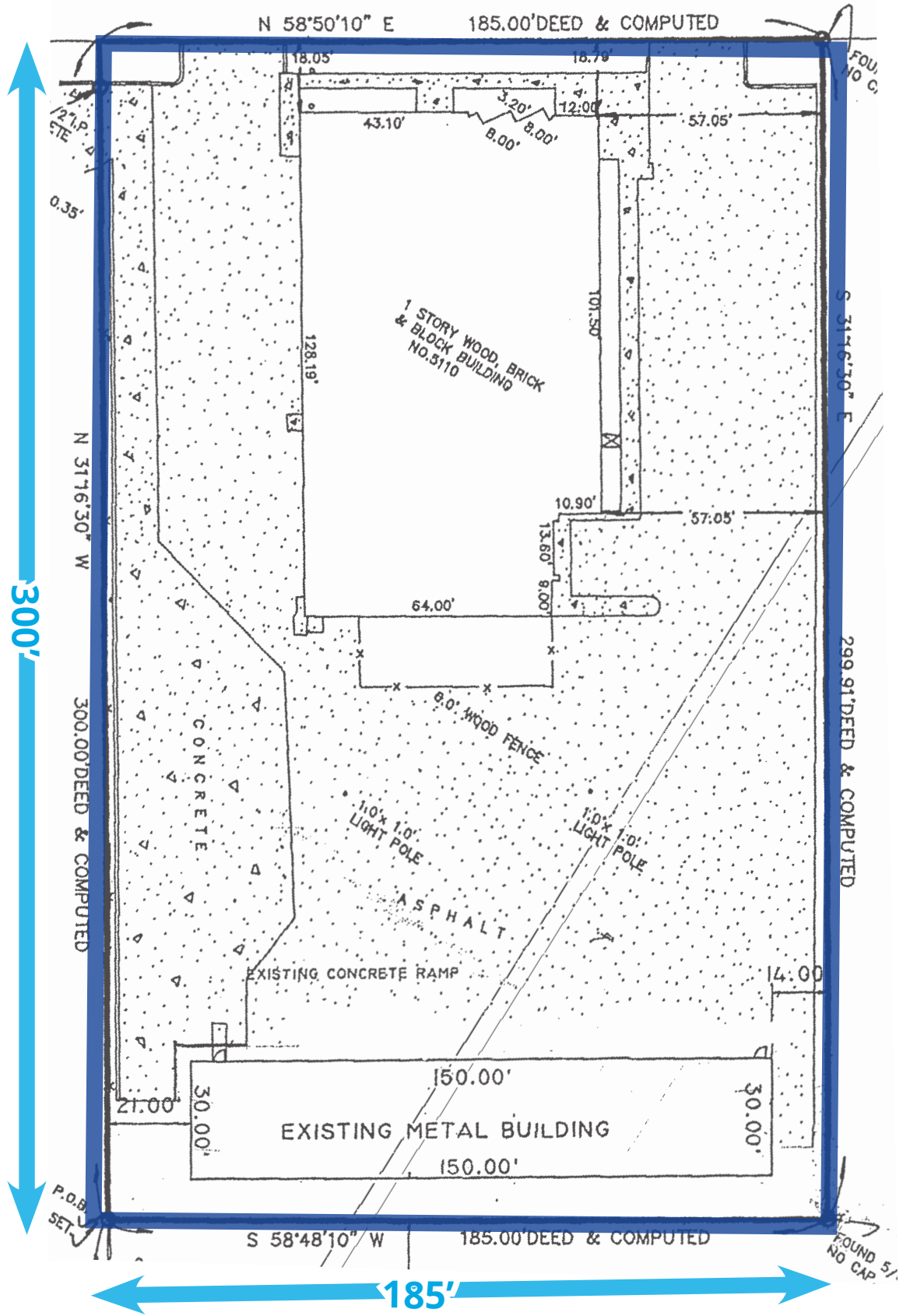


Floor Plan

Owner has not separated the building yet. Will consider subdividing at other sizes.



Survey



Location

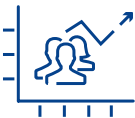


Area Demographics

Source: ESRI Business Analyst, 2025



Population (2025)



Population Projection (2030)



Average Household Income (2025)



Daytime Population (2025)

	Population (2025)	Population Projection (2030)	Average Household Income (2025)	Daytime Population (2025)
1 Mile	8,767	9,064	\$82,750	20,583
3 Mile	74,444	75,759	\$97,885	108,335
5 Mile	183,724	189,199	\$92,967	265,084

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