

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

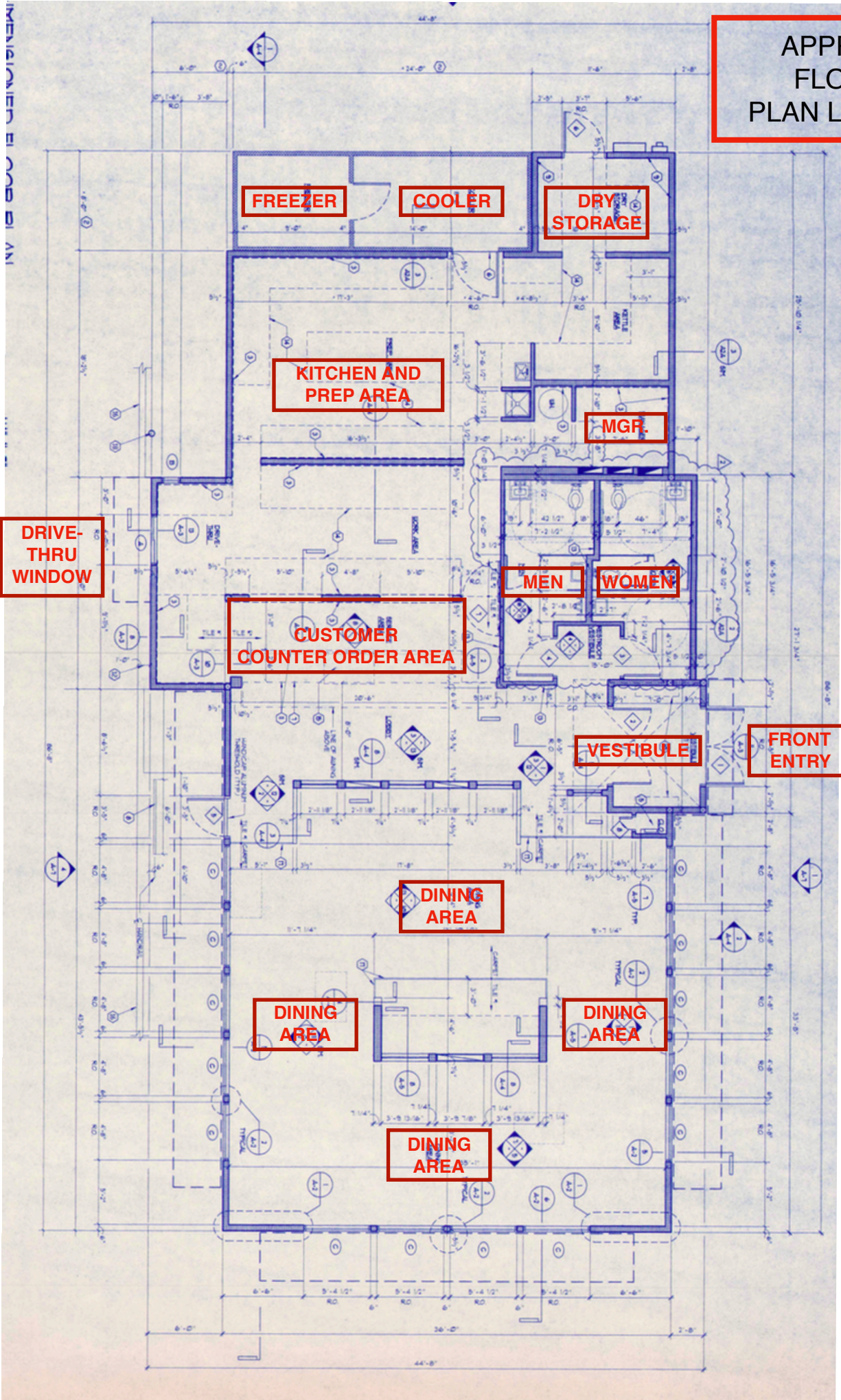
- APPROXIMATELY 3,231 SF ON 1.05+/- ACRES OF NET USABLE LAND WITH OFF-SITE RETENTION.
- EXCELLENT INGRESS AND EGRESS
- ZONED COMMERCIAL GENERAL (CCG-1)
- SITE HAS LARGE PYLON SIGN WITH READER BOARD ... A REAL PLUS
- CITY WATER & SEWER UTILITIES; VPAC IN-PLACE NO CITY MOBILITY FEE FOR REDEVELOPMENT
- 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**
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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

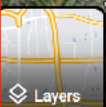
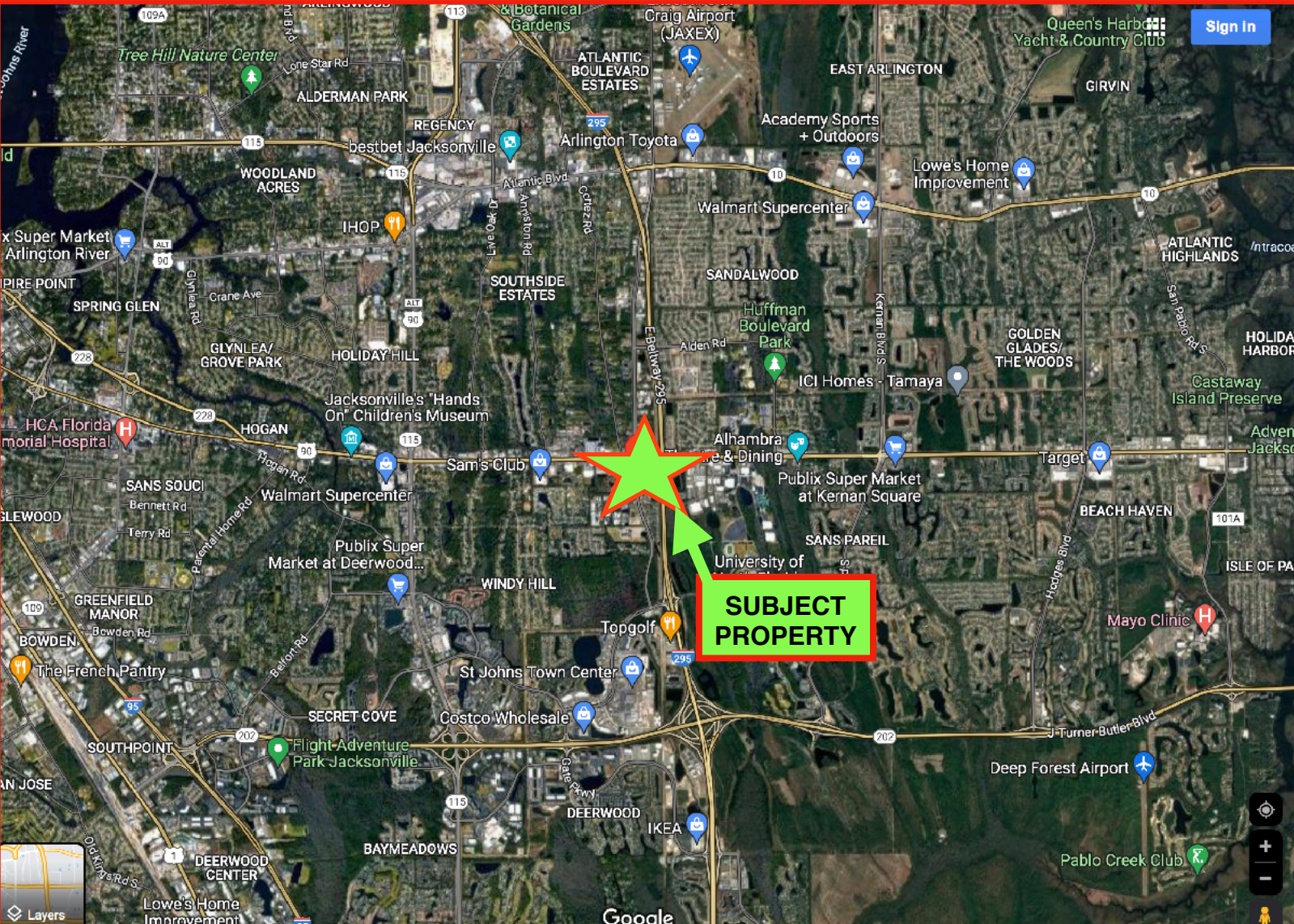
DINING
AREA

DINING
AREA

DINING
AREA

Sign In

**SUBJECT
PROPERTY**





**SUBJECT
PROPERTY
LOCATION**

Jacksonville

Atlantic Beach

Neptune Beach

Jacksonville Beach

Ponte Vedra Beach

Sawgrass

Palm Valley

Bellair

Orange Park

Guana River State Park

ATLANTIC OCEAN

1 23

115

17

107

295

95

1 23

1

17

17

295

17

13

95

A1A

203

210

A1A

115

32

115

111

90

17

17

244

220

366

363

360

358

357

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