

FLEMING ISLAND, FL 32003



OFFERING SUMMARY

Lease Rate:	\$40 SF/yr (NNN)
Building Size:	3,588 SF
Lot Size:	1.15 Acres
Year Built:	2004
Zoning:	PUD

PROPERTY OVERVIEW

Take advantage of this exceptional opportunity to lease a second-generation restaurant in a high-visibility retail corridor. Designed for restaurant operations, the space features an existing drive-thru, ample parking, and a functional layout that can help reduce build-out time and costs. Existing furniture, fixtures, and equipment (FF&E) may be made available, allowing qualified tenants to capitalize on an efficient path to opening. With excellent accessibility, strong surrounding demographics, and a proven retail location, this property is well positioned for a variety of restaurant concepts.

PROPERTY HIGHLIGHTS

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

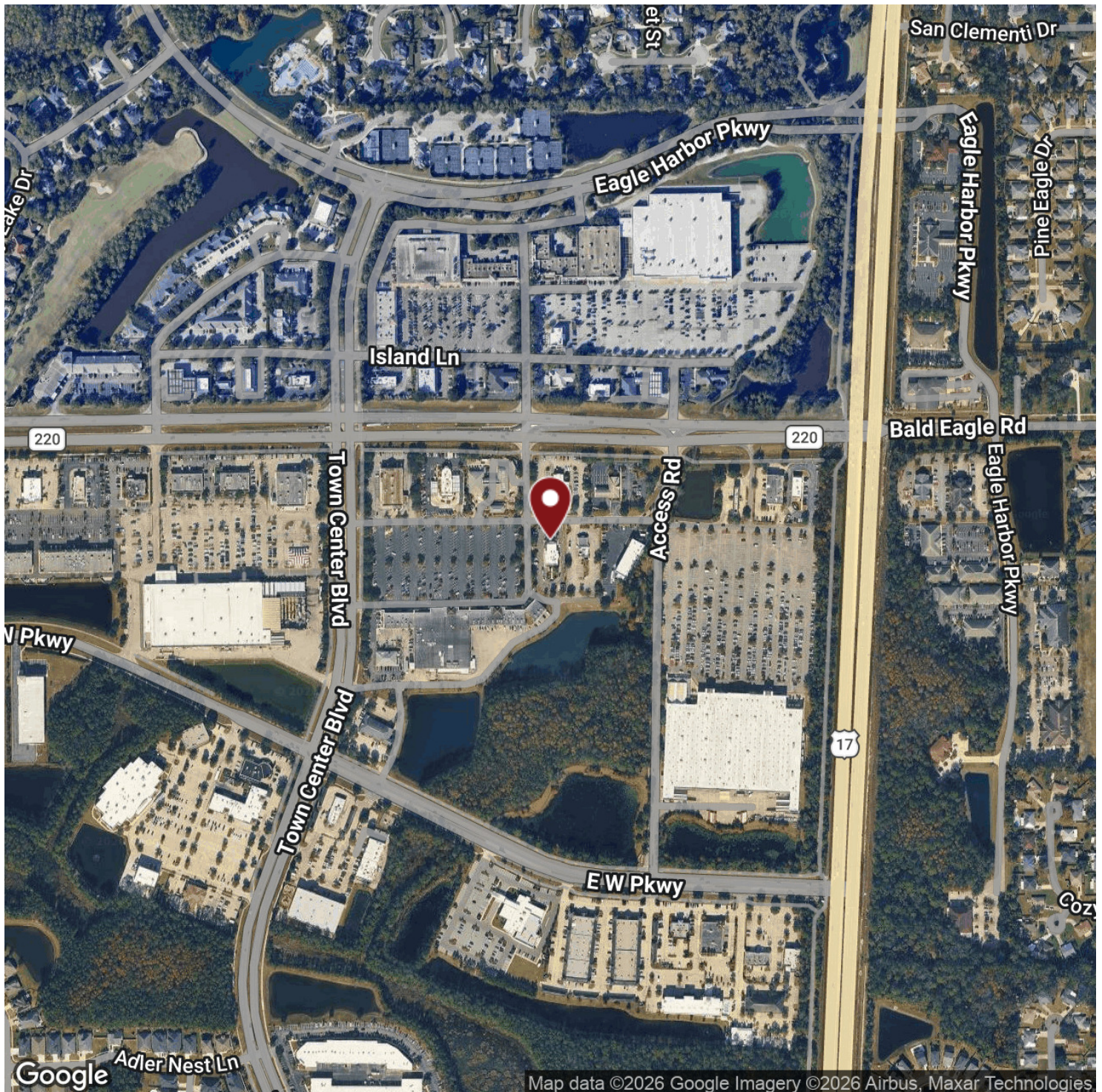
KATHY JETT **AMANDA HARDY**

904.477.3764 904.258.4524

kjett@svrcom.com ahardy@svrcom.com



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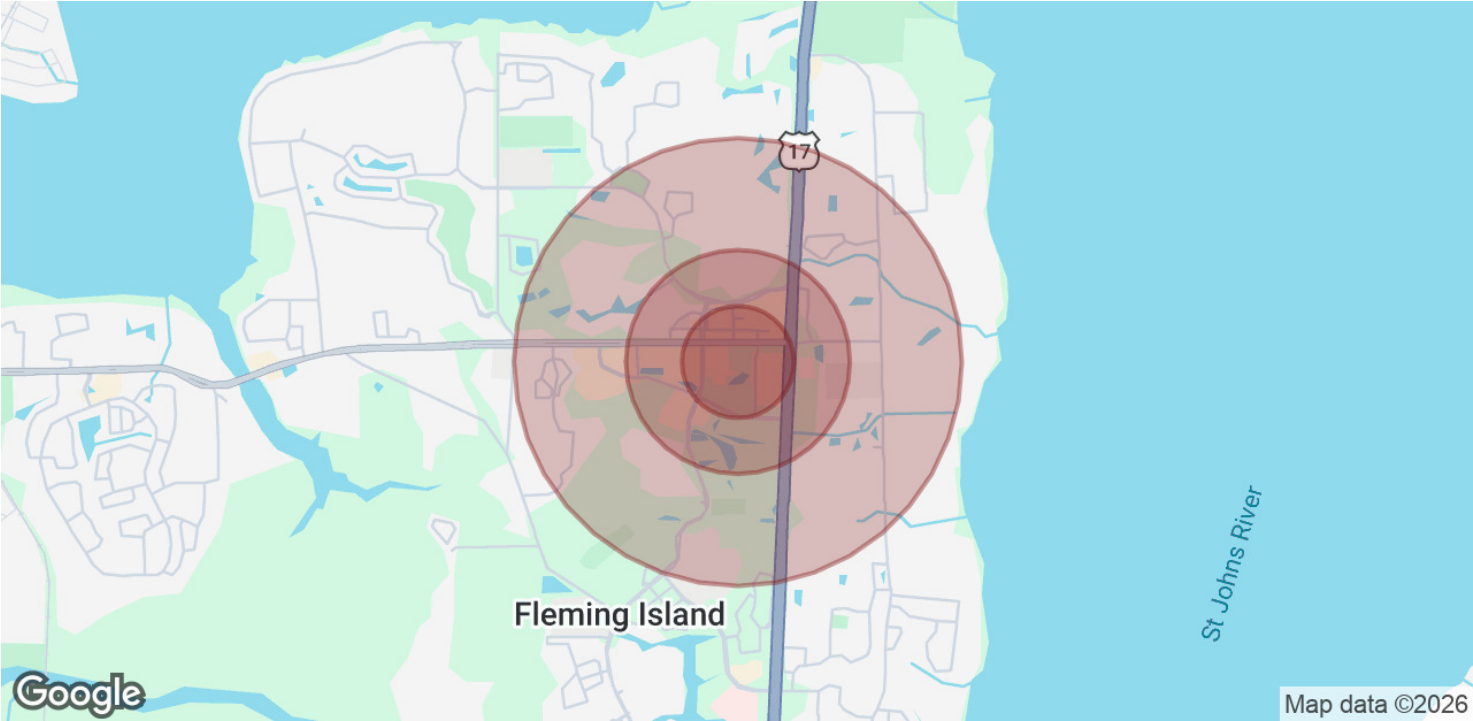
ahardy@svrcom.com

SVR Commercial, LLC • 100 Fairway Park Blvd Unit 2200 • PVB, FL 32082 • 904.454.3856

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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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