

RESTAURANT PROPERTY FOR LEASE

4162 Herschel Street Jacksonville, FL 32210



Lease Rate

**\$4,500/MONTH,
NNN**

DO NOT CONTACT EXISTING TENANT-THEY ARE CURRENTLY OPEN FOR BUSINESS

Currently operating restaurant- Falafel Bar

OFFERING SUMMARY

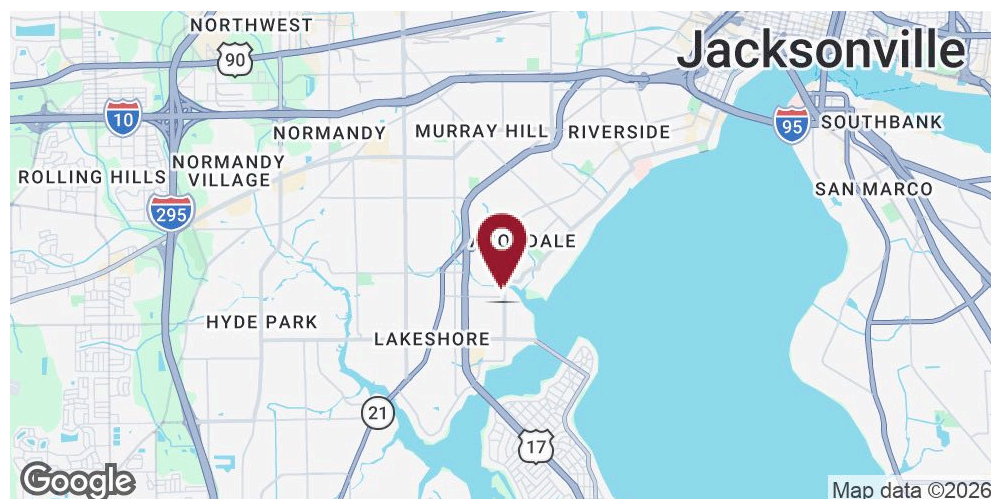
Building Size: Main Bldg:1374 SF
Patio:976 SF
Total Size:2350 SF

Zoning: CCG-1

Features Free standing restaurant with nice covered patio

Est. Seating Approximately 70 (22 inside + 48 outside)

Location: Located in the Avondale/Ortega Trade Area



Stanton Hudmon, CCIM

904.398.1044 / stanton@psrps.com

Pine Street/RPS / 904.398.1044 / 2650-2 Rosselle Street, Jacksonville, FL 32204 / pinestreetrps.com

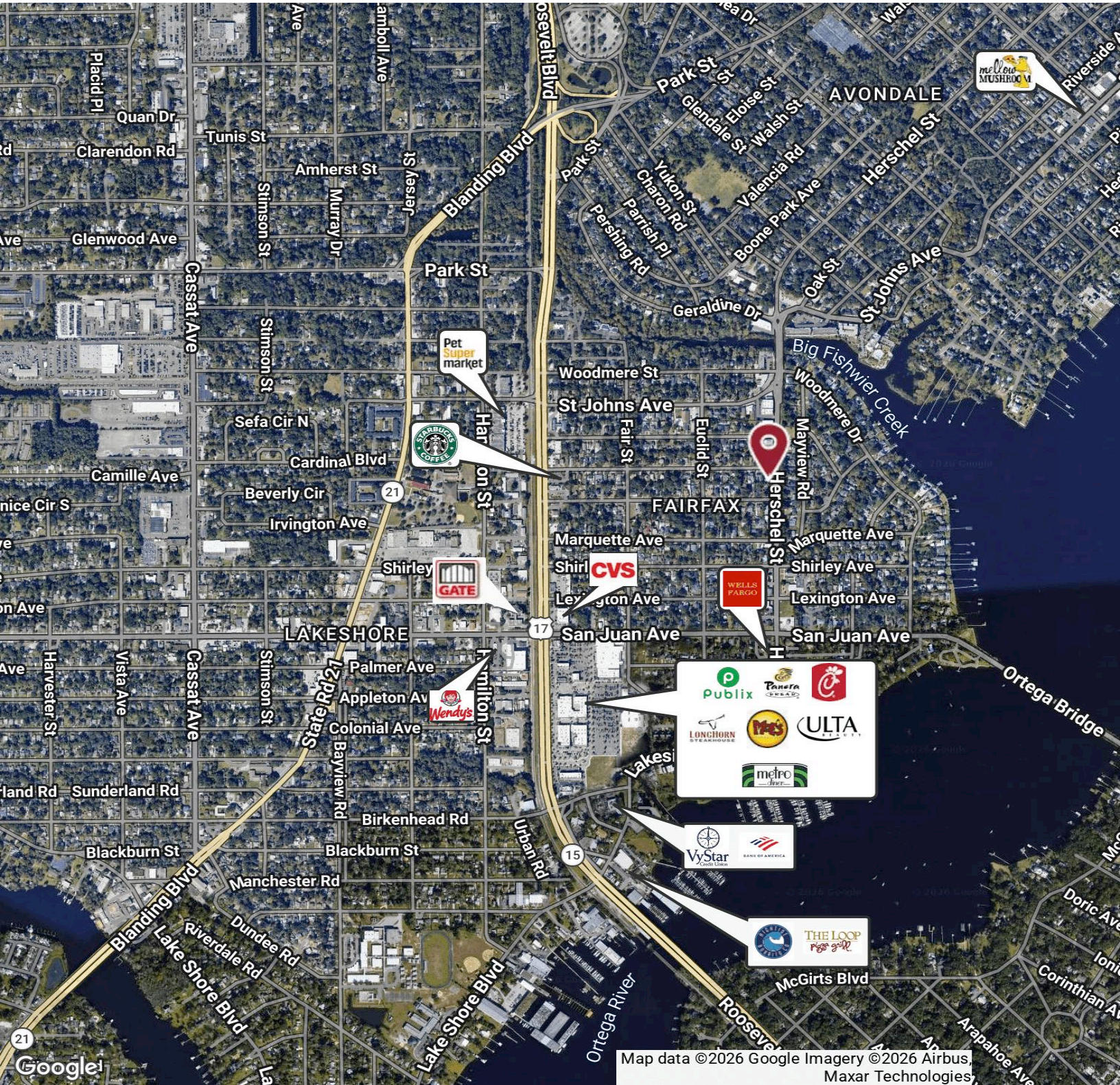
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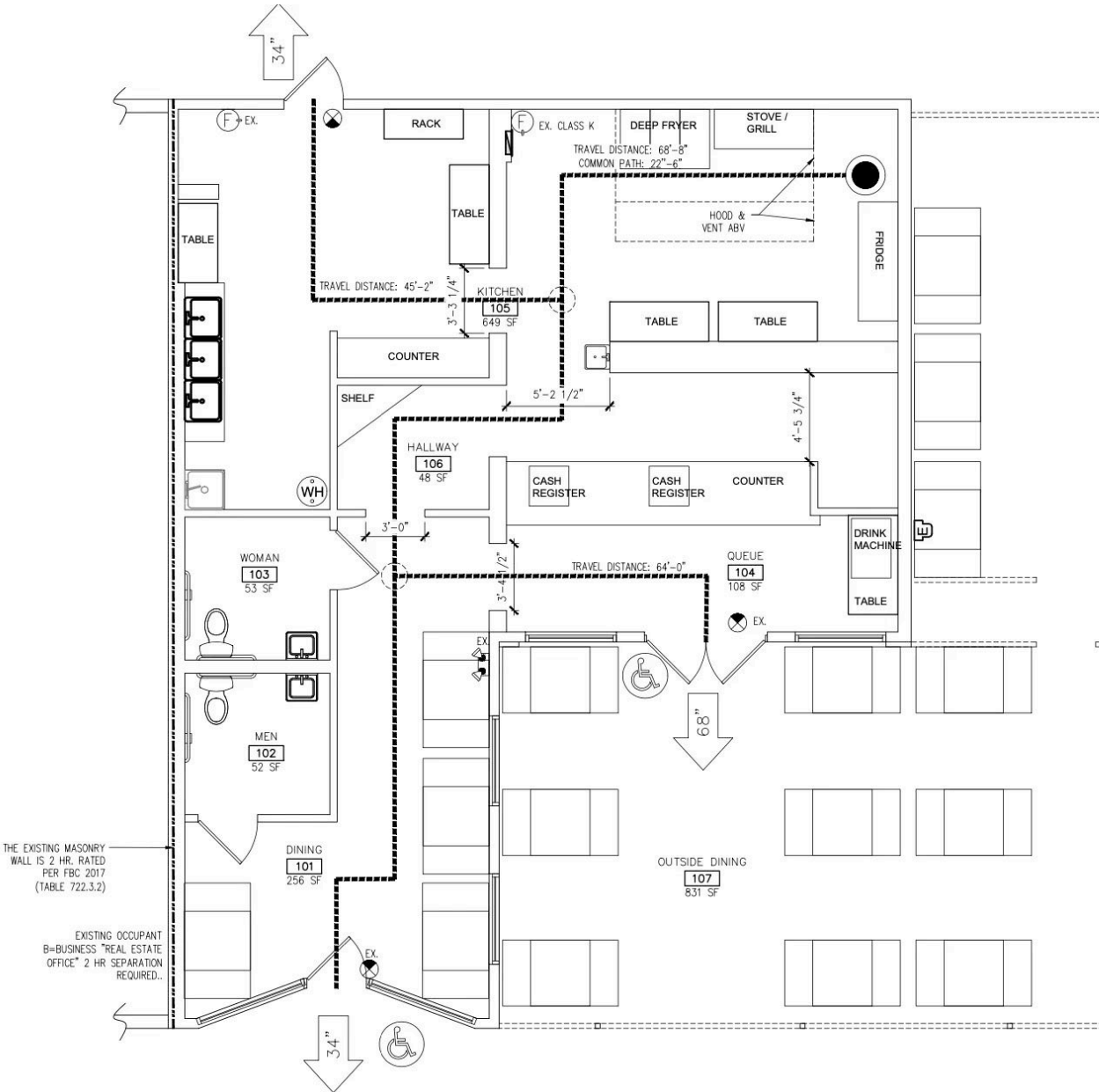
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LIFE SAFETY PLAN
4162 HERSCHEL ST
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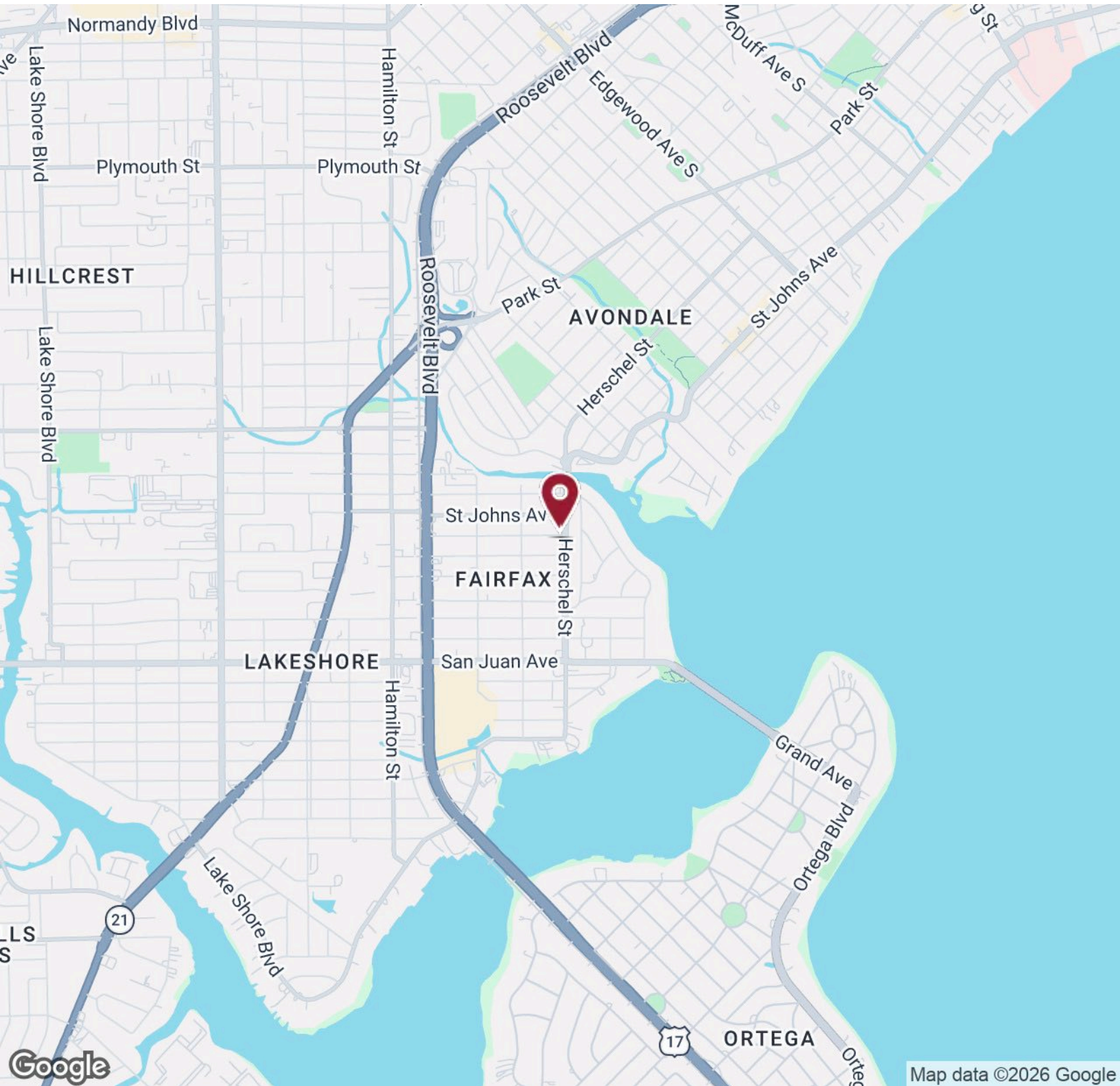
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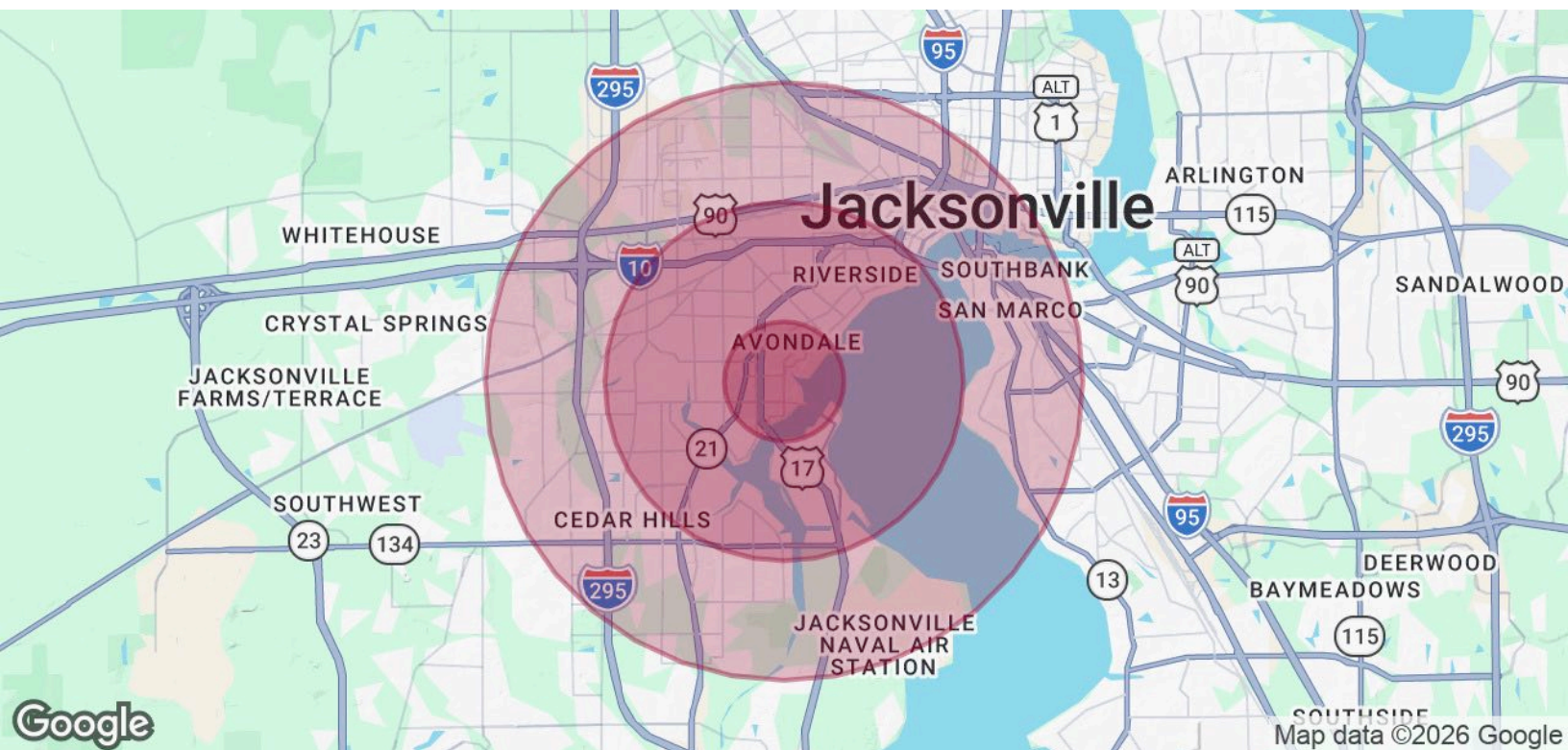
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,257	65,657	163,470
Average Age	41.6	38.0	36.4
Average Age (Male)	41.6	37.6	35.8
Average Age (Female)	40.8	38.1	36.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,243	28,542	67,212
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$75,211	\$62,722	\$56,568
Average House Value	\$290,275	\$275,623	\$227,586

2020 American Community Survey (ACS)

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