



For Sale

Freestanding Restaurant Building for Sale

902 North 3rd Street & 0 North 8th Avenue | Jacksonville, FL 32250

Property Highlights

- **Size land:** 0.45 acres
- **Size building:** 2,373± SF
- **Zoning:** C-1, Commercial Limited
- **Visibility:** 125 front feet on 3rd Street and 150 feet deep
- **Traffic counts:** 33,000 ADDT on 3rd Street
- **Parking spaces:** 23
- **Utilities:** water and sewer at the property
- **APN/parcel IDs:** 902 North 3rd Street-174448-0000 (0.29 acres); 0 North 8th Avenue 174449-0000 (0.14 acres)
- **Fully built-out restaurant:** new kitchen infrastructure items, dining layout, bathrooms, counters, ceilings, drive-thru timer/speaker system, utility connections in place—major cost and time savings for a new operator
- **Ability to accommodate multiple fast-food restaurant concepts:** for relatively inexpensive conversion costs
- **Existing systems** offering plug-and-play potential for many restaurant concepts
- **Pylon signage:** existing pylon sign offers great visibility for 3rd Street travelers
- Strong daytime population: driven by miles of 3rd Street retail, restaurants, hotels, a major beach hospital (Beach Medical Center Beaches) and other medical clinics and doctors' offices
- **High weekend traffic surge:** from retail centers, hotels, beach goers/surfers and vacationers/travelers
- **Strong household growth** in surrounding residential communities

Sale Price:
\$3,250,000

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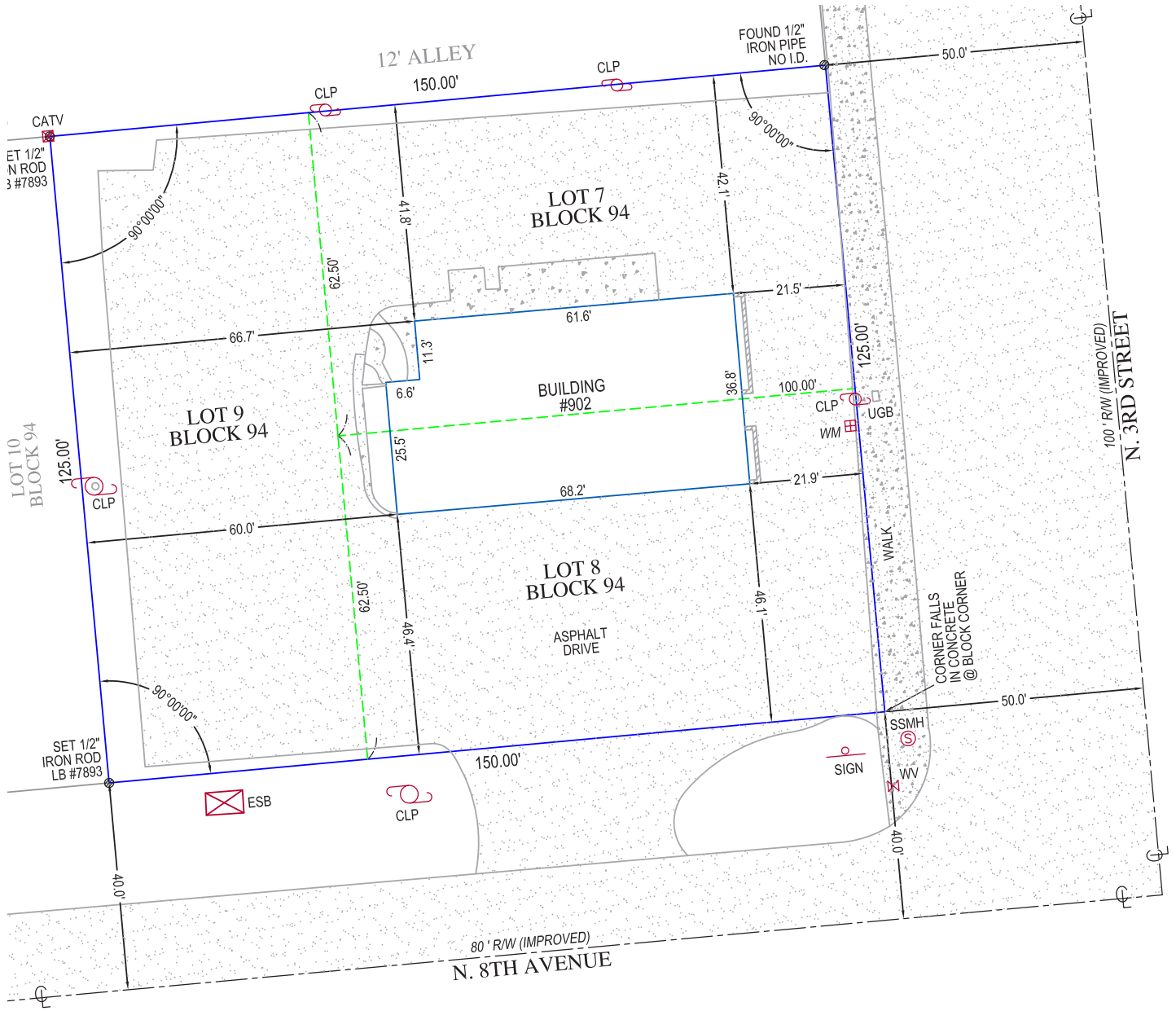
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Factors Driving Restaurant Traffic

- **Located on the main artery of Jacksonville Beach** among a multitude of restaurant and retail tenants.
- **Only quick service, fast food restaurant available** between Beach & Atlantic on 3rd St
- **Current Dairy Queen tenant** has been a gathering spot for the community for 65 years
- **Within three blocks of the ocean** where beachgoers can easily walk or ride bicycles to the restaurant
- **Strong population** base living near the restaurant
- **Near many churches** with social activities that include restaurant socials
- Freestanding restaurant building with drive-thru
- **33,000 cars per day provide high potential customer base**
- **High hotel density** creates consistent lunch and dinner demand beyond weekend peaks
- **Event-driven traffic** from nearby schools, youth sporting events and beach events
- **Strong delivery/takeout market** due to dense hotel concentration and retail workforce—ideal for brands that rely on DoorDash/Uber Eats



Location

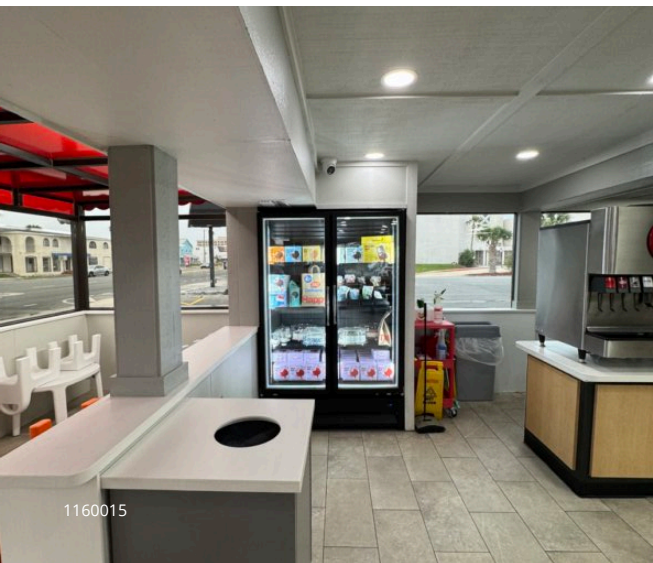


Demographics

Source: ESRI Business Analyst | 3 Mile Radius



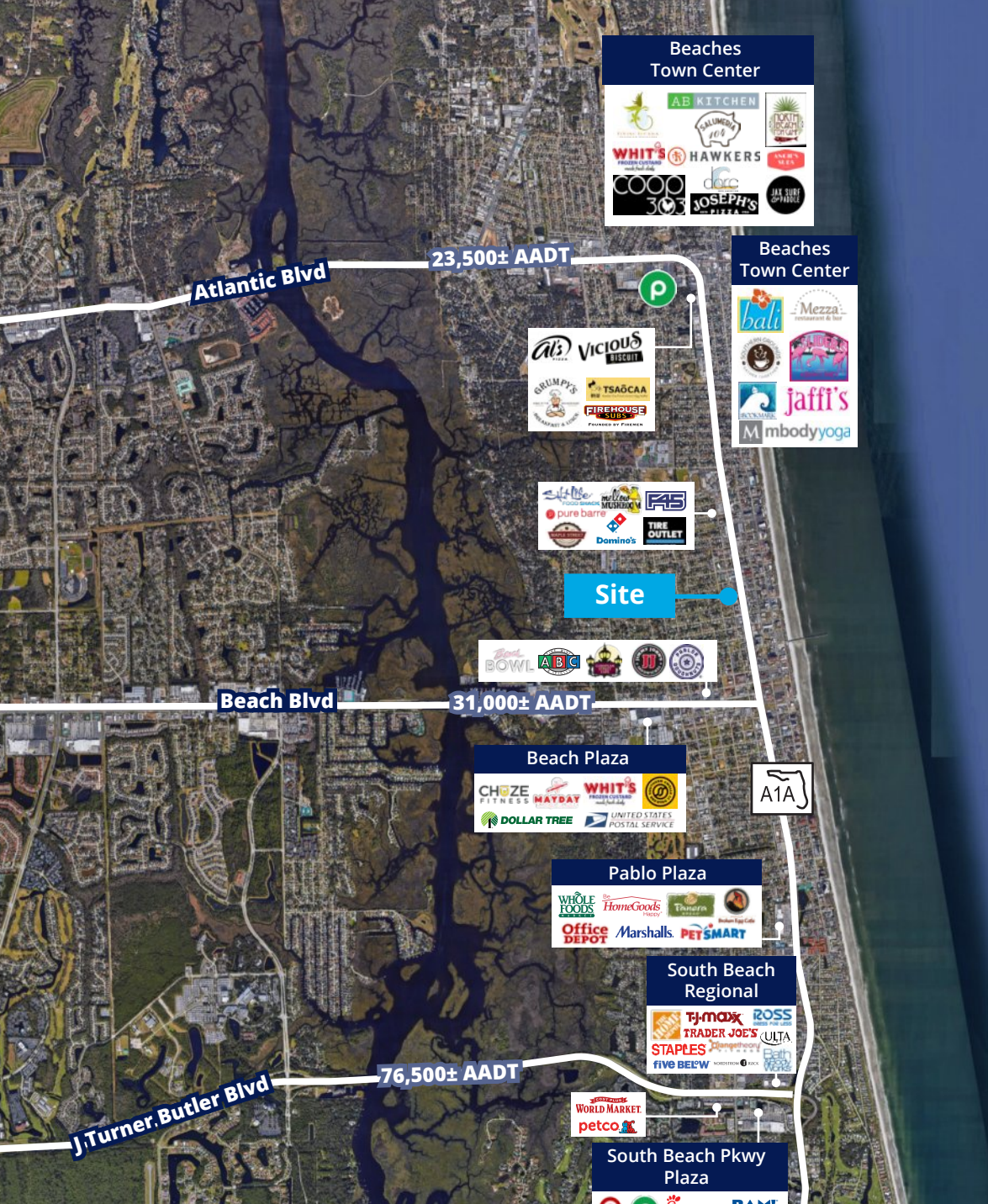
Photo Gallery



Nearby Restaurants



- | | |
|-----------------------|-------------------------|
| 1 Papa Johns | 28 Starbucks |
| 2 Starbucks | 29 Wendys |
| 3 McDonalds | 30 Taco Bell |
| 4 Ritas | 31 Charlies |
| 5 Jersey Mikes | 32 McDonalds |
| 6 Tropical Smoothie | 33 Waffle House |
| 7 Metro Diner | 34 Jimmy Johns |
| 8 Dominos | 35 Firehouse |
| 9 Dunkin Donuts | 36 Tropical Smoothie |
| 10 Mellow Mushroom | 37 Ritas |
| 11 Pelicans Snowballs | 38 Dominos |
| 12 Budda Thai Bistro | 39 Firehouse |
| 13 Milano's Italian | 40 Starbucks |
| 14 Metro Diner | 41 Popeyes |
| 15 El Potro Mexican | 42 Chipolte |
| 16 Philly's Finest | 43 Firehouse Subs |
| 17 Que Pasa Mexican | 44 Al's Pizza |
| 18 McDonalds | 45 Grumpy's Restaurant |
| 19 Starbucks | 46 Fancy Sushi & Grill |
| 20 Firehouse | 47 Tsaocq Neptune Asian |
| 21 Chilis | 48 Ellen's Kitchen |
| 22 Chic Fil A | 49 Starbucks |
| 23 Coopers Express | 50 Whataburger |
| 24 Another Broken Egg | 51 Papa Johns |
| 25 Chipolte | 52 Dunkin Donuts |
| 26 Pizza Hut | 53 Jersey Mikes |
| 27 Smoothie Kings | 54 Marcos Pizza |



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