

VACANT RESTAURANT FOR SALE
7459 LEM TURNER RD, JACKSONVILLE, FL 32208



FOR SALE | \$1,650,000

Property Overview



RESTAURANT



CLOSE PROXIMITY
TO I-95



TRAFFIC COUNT:
LEM TURNER = 32,200 VPD



0.88 ACRES



2,195 SQ FT



LOCATION:
NORTHWEST JAX



Former Krystal restaurant now available for sale, ideally positioned along Lem Turner Road with outstanding visibility and traffic counts of 108,500 VPD on I-95 near the Lem Turner Rd exit. This 2,195 SF freestanding building features a functional drive-thru window, multiple hood systems, multiple grill and fryer stations, a walk-in cooler and freezer, and two restrooms, with furniture included for a fast, efficient move-in. Just 10 minutes from downtown Jacksonville, the property sits within a busy retail corridor with Community First Credit Union, Advance Auto Parts, Checkers, Aldi, and other national and regional retailers nearby, making it an excellent opportunity for a restaurant operator or investor looking for an established quick-service location with strong regional draw. Zoned CCG-2.

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Property Highlights

- LAND AREA: 0.88 AC
- SQUARE FEET: 2,195 SF
- APN: 024226-0030
- ZONING: CCG-2
- YEAR BUILT: 1970
- LARGE OUTDOOR SEATING AREA
- TALL PYLON SIGN
- SECOND GENERATION RESTAURANT
 - FULL KITCHEN
 - GREASE TRAP
 - MULTIPLE HOODS
- THREE ACCESS POINTS
- CONVENIENTLY POSITIONED NEAR I-95
- NEARBY COMMUNITY FIRST CREDIT UNION, ADVANCE AUTO PARTS, CHECKERS, ALDI, WINN-DIXIE, TACO BELL AND OTHER NATIONAL BRANDS
- LEM TURNER RD: VPD 32,200



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Market Highlights



POPULATION

1 MILE: 7,977
3 MILE: 67,786
5 MILE: 162,230

MEDIAN INCOME

1 MILE: \$41,324
3 MILE: \$35,762
5 MILE: \$44,087

TRAFFIC COUNT

LEM TURNER RD: 32,200 VPD
I- 95: 108,500 VPD
• 1.3 MI FROM PROPERTY

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Nearby Retailers



FOR SALE

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Photos



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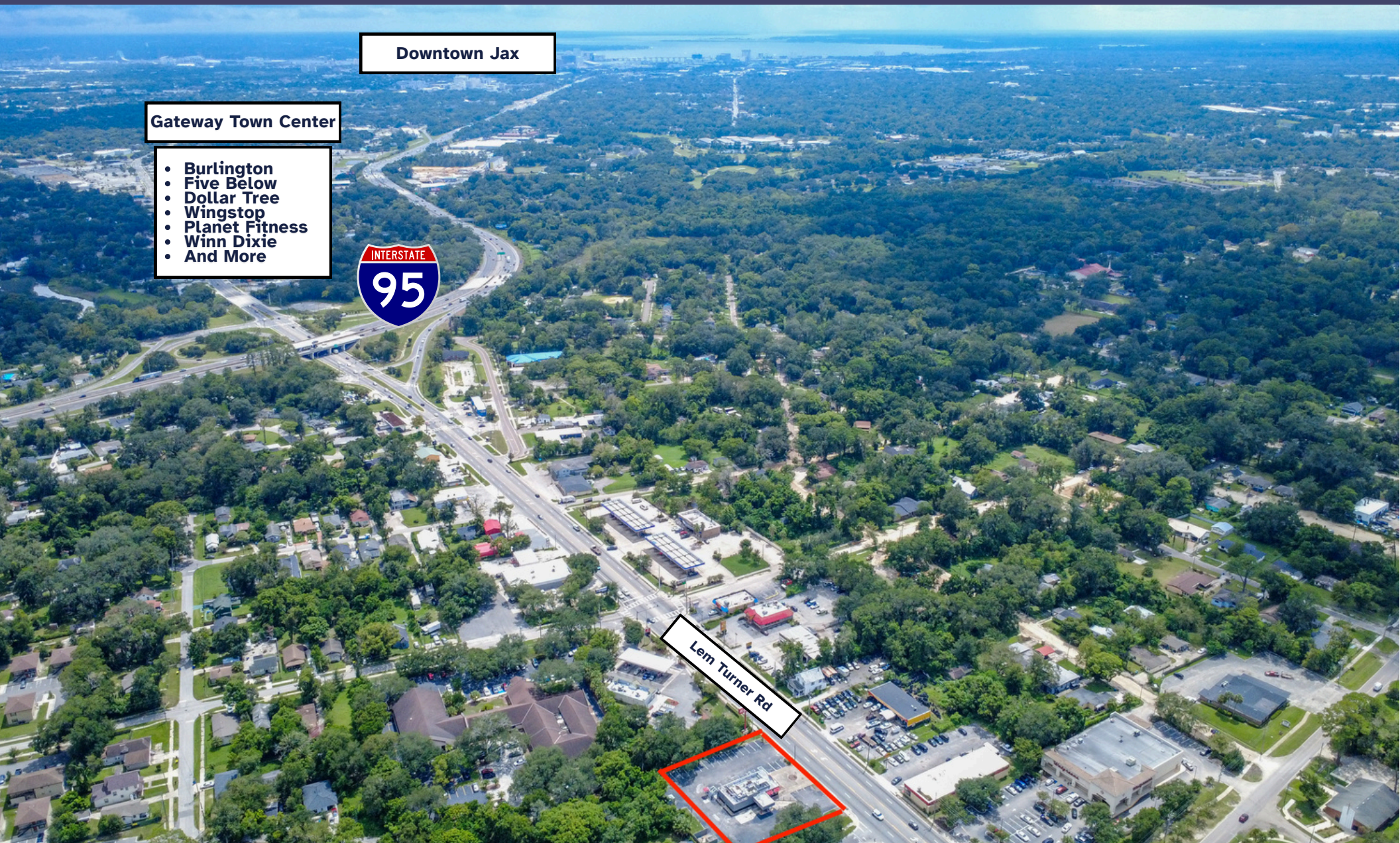
Aerial Photo



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7459 LEM TURNER RD, JACKSONVILLE, FL 32208

Aerial Maps



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1022 HOSPITALITY LANE, JACKSONVILLE, FL 32225

Aerial Maps



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