

QSR DRIVE THRU FOR LEASE

812 S 6th St | Macclenny, FL 32063

Leasing Brochure



AVAILABLE
FOR LEASE

MATTHEWS™

LEASING HIGHLIGHTS

**±2,265 SF
AVAILABLE**

**2020
YEAR BUILT**

**±1.09 AC
LAND**

**CONTACT BROKER
ASKING PRICE**

- Freestanding ±2,265 SF restaurant building with an existing drive-thru configuration.
- Constructed in 2020 with modern building systems and contemporary improvements.
- Positioned on a ±1.09-acre signalized corner parcel offering strong frontage and site circulation.
- Immediate access and excellent visibility just off Interstate 10 at Exit 335.
- Approximately 14,000 vehicles per day along the Interstate 10 corridor.
- Located within the Jacksonville MSA, approximately 30 minutes west of Downtown Jacksonville.
- Situated along the primary retail corridor serving Macclenny and the broader Baker County trade area.
- Benefits from regional consumer traffic driven by Interstate 10 and limited competing restaurant inventory.
- Well suited for national QSR, fast-casual, or other drive-thru oriented restaurant operators.



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SITE PLAN



INTERIOR PHOTOS





Ed Fraser Memorial Hospital
±21 Beds

Macclenny Memorial Park
Park

CVS pharmacy

BAKER RURAL HEALTH CLINIC



W Macclenny Ave ±12,400 VPD

Baker County Alternative School
±1,067 Students

GOLD DENTAL
GENTLE & MODERN CARE
Romeo DENTISTRY

All Safe
Mini Storage

save a lot **ANYTIME FITNESS**
Auto Zone **MERIDIAN HEALTHCARE**

Baker County Middle School
±1,067 Students

Baker County Health Department
Public Health Department

Walgreens
WELLS FARGO **TACO BELL**

DUNKIN'
STARBUCKS

Subject Property

S 6th St ±14,000 VPD

TSC TRACTOR SUPPLY CO
Winn-Dixie

DOLLAR GENERAL **McDonald's**
Advance Auto Parts

MURPHY USA

Jacksonville
±28.4 Miles Away

SUBWAY bealls
OUTLET
FIREHOUSE SUBS **KFC** **Domino's**
FOUNDED BY FIREMEN

Waffle House **motel 6**
Wendy's



±27,500 VPD

Hampton by Hilton **Hardee's** **Zaxby's**

Walmart Supercenter

Holiday Inn Express

Red Roof

BURGER KING

RESTAURANT DEMAND MACCLENNY, FL

Regional Traffic Driver

Interstate 10 is one of the primary east west transportation corridors across the southern United States, connecting Jacksonville to Tallahassee, Pensacola, Mobile, Houston, and the broader Gulf Coast. The MacClenny interchange serves as the primary access point for Baker County residents and regional travelers moving between Jacksonville and North Florida markets. along the I-10 corridor.

Limited Competing Restaurant Inventory

The limited presence of national drive thru brands in the immediate trade area allows new operators to capture market share without the saturation seen in larger urban markets. Residents in the immediate trade area exhibit above average quick service restaurant usage, with nearly half of consumers visiting fast food restaurants more than nine times per month.

Why This Matters to QSR Operators

This location is particularly well suited for operators whose business model depends on drive thru convenience and high vehicle traffic. Drive thru restaurant operators prioritize locations where consistent vehicle traffic intersects with limited competition. Interstate oriented QSR sites perform particularly well because they capture multiple demand sources simultaneously.

- Local residents seeking convenient daily dining options
- Interstate travelers seeking fast service and easy access from highway exits
- Regional workers and logistics traffic moving through the corridor

This blend of local and transient demand supports strong drive thru volumes throughout the day. Residents in the immediate trade area exhibit above average quick service restaurant usage, with nearly half of consumers visiting fast food restaurants more than nine times per month.

Consumer Behavior Data from ESRI

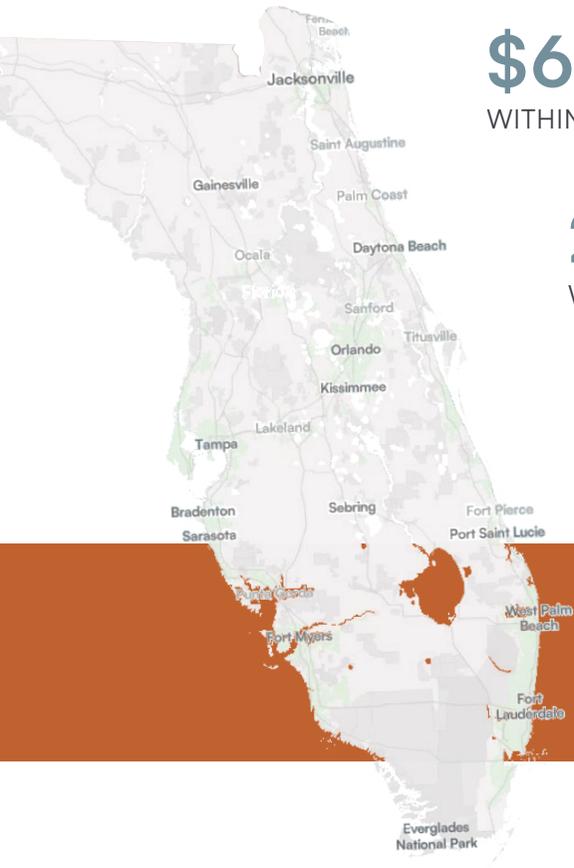
- The corridor already performs like a regional QSR cluster with McDonald's, Taco Bell, KFC, Wendy's, Hardee's, Zaxby's and Burger King within about one mile.
- Fast food usage exceeds national averages
 - 93 percent of adults visited a fast food or drive in restaurant in the last 6 months
 - 45 percent visited fast food restaurants 9 or more times in the last 30 days
 - Take out or drive thru usage exceeds the national average
- Chicken QSR demand is one of the highest performing within the market area, significantly over index in the market.
- The market is extremely under supplied for specialty dessert, beverage concepts, ice cream, coffee, doughnuts, and juice bars
- Breakfast fast food demand is above the national average.
 - Fast food breakfast purchases index at 109 to 114 MPI
 - Waffle House demand index is extremely high at 165 to 176 MPI
- Seafood, burgers, and classic American quick service demand is surprisingly strong
- Residents spend heavily on eating out, while population and household income trends continue to grow.

MACCLENNY, FL

Macclenny serves as the governmental and commercial center of Baker County in Northeast Florida and benefits from a strategic position along Interstate 10, one of the region's primary east-west transportation corridors. Located approximately 30 miles west of Jacksonville, the city provides direct highway connectivity to one of Florida's largest economic centers while maintaining a lower-density suburban and rural character. The immediate access to I-10 and U.S. Route 90 allows efficient regional mobility for residents, commuters, and commercial traffic, supporting both local business activity and connectivity to the broader Jacksonville metropolitan economy.

The area continues to experience steady population growth as households seek more affordable housing options outside Jacksonville's urban core. This outward migration has supported increasing demand for neighborhood retail, services, and residential development in Baker County. Macclenny's location along a major interstate corridor positions the community as an accessible service hub for the surrounding region while also providing convenient connectivity to Jacksonville's employment centers, logistics facilities, and transportation infrastructure. These factors collectively support stable long-term demand for commercial properties serving both local residents and regional traffic along the I-10 corridor.

MARKET OVERVIEW



\$61,900 HH INCOME
WITHIN 3-MILES OF SUBJECT PROPERTY

2,550 HOUSEHOLDS
WITHIN 3-MILES OF SUBJECT PROPERTY

7,400 RESIDENTS
WITHIN 3-MILES OF SUBJECT PROPERTY

28.4 MILES
TO DOWNTOWN JACKSONVILLE, FL

JACKSONVILLE, FL

The Greater Jacksonville area is characterized by steady and notable population growth, indicating its rising regional appeal. Data confirms that Jacksonville has continued population expansion—growing 3.8% from 2020 to 2023 and 15.5% over the past decade—driven by consistent domestic migration and a varied demographic profile. The 25—34 age group, which

comprises 16.2% of the population, contributes significantly to this growth, providing the area with a youthful and dynamic workforce. This influx of young professionals leads to an increase in household formation, highlighting the region's attractiveness as a place for long-term residency.

Total Population
1,008,485

Annual Visitors
8 Million

Tourism Economic Impact
\$7.4 Billion

GDP
\$129+ Billion



Tourism & Cultural Events

Jacksonville hosts a vibrant lineup of annual events that drive both tourism and the local economy. From music festivals to sporting events, the city's cultural calendar draws millions of visitors each year and supports downtown businesses, hospitality, and retail sectors.

Highlights include the Jacksonville Jazz Festival, one of the largest free jazz events in the country, and the Florida vs. Georgia football game, dubbed the "World's Largest Cocktail Party." Seasonal favorites like the Light Boat Parade, Jacksonville Film Festival, and Beaches Art Walk further energize the city year-round.



Jacksonville Jazz Festival
460,000+ Attendees in 2025



Florida vs. Georgia Game
85,000 Visitors Annually



Light Boat Parade
5,000+ Attendees in 2024



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EXCLUSIVELY LISTED BY



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