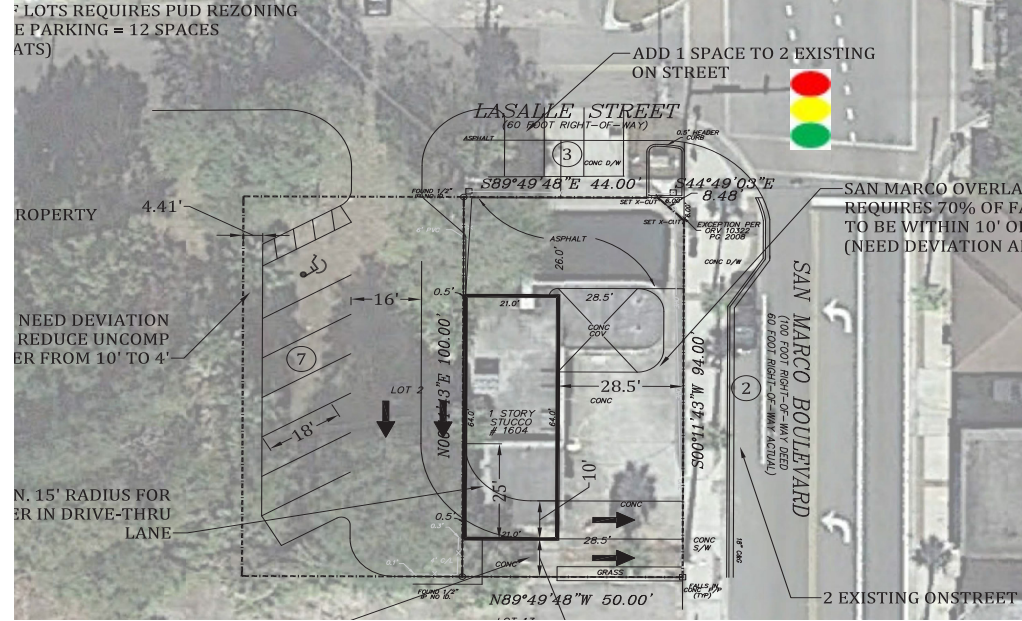


San Marco Retail with Drive-Thru

1604 San Marco Blvd., Jacksonville, Florida 32207



PROPERTY HIGHLIGHTS

- Zoning: CCG1
- Corner parcel with drive-thru potential
- Located on Signalized Intersection at Southwest corner of San Marco Blvd. and LaSalle St.
- Exclusive parking behind site
- Six-figure average incomes in the immediate area
- Rare opportunity for drive-thru in San Marco. just outside of historic San Marco in the rapidly evolving San Marco corridor

OFFERING SUMMARY

Lease Rate: Negotiable
 Lot Size: 10,000 SF/0.24 Acres
 Building Size: 1,350 SF - Can be expanded



For Additional
 Information Contact:
Kate Clifford
 kate@strategicsites.com

Katie Kirchner
 katiek@strategicsites.com

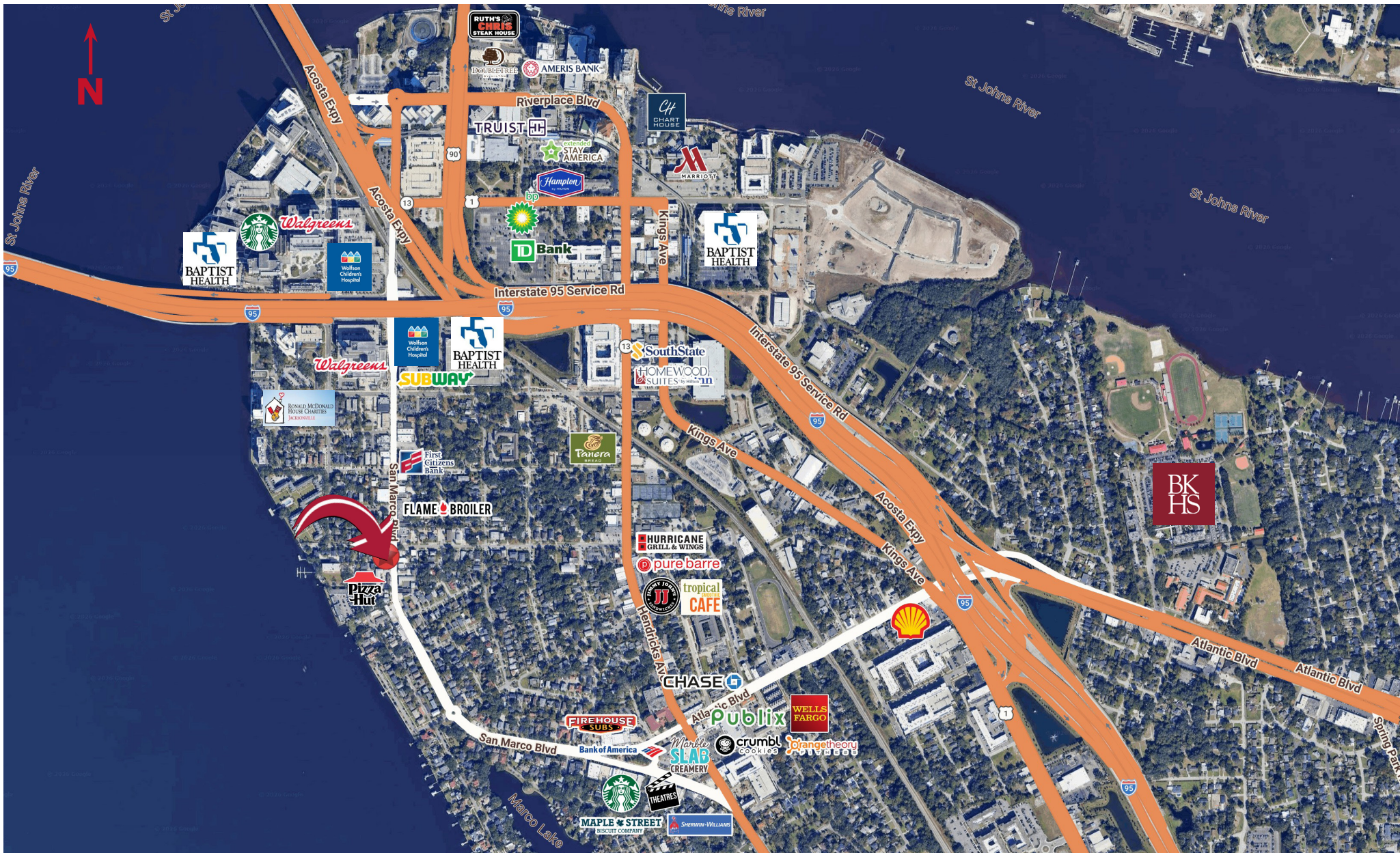
2026 Demographics	1 Mile	3 Mile	5 Mile
Total Households	3,586	34,057	88,047
Average Household Income	\$143,872	\$93,755	\$87,588
Total Population	6,077	77,484	209,150
Daytime Total Employees	11,744	92,899	163,098

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Aerial



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