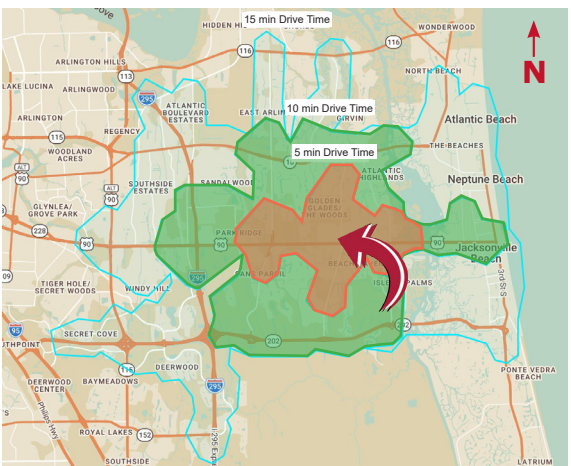


**TURN-KEY
RESTAURANT
FOR LEASE**

13423 Beach Boulevard, Suite #104, Jacksonville, FL 32246



- **Suite #104 +/-2,720 SF**
- **Lease Rate: \$40.00/SF NNN**
- Available Immediately
- Fully operational restaurant with existing kitchen infrastructure, optimized for dine-in, takeout delivery
- Outdoor patio seating area
- Ample parking
- Building and Monument signage
- Located at the high-traffic Beach Blvd & Hodges Blvd. intersection, the premier retail corridor in Intracoastal West
- Traffic Counts: Beach Blvd. AADT +/-94,900
- Strong local traffic drivers within ¼ mile:
 - University of North Florida (17,000+ students)
 - Mayo Clinic in Florida main campus with 9,000+ employees
 - The Church of Eleven22, attracting over 19,000 weekly attendees



2025 Demographics	5 Minute	10 Minute	15 Minute
Population	40,603	99,283	207,213
Average HH Income	\$133,924	\$134,144	\$129,487
Households	16,983	39,630	88,147
Median Age	36.7	36.7	37.2

For Additional Information Contact:

Clay Weaver OR Kate Clifford
 clay@strategicsites.com OR kate@strategicsites.com

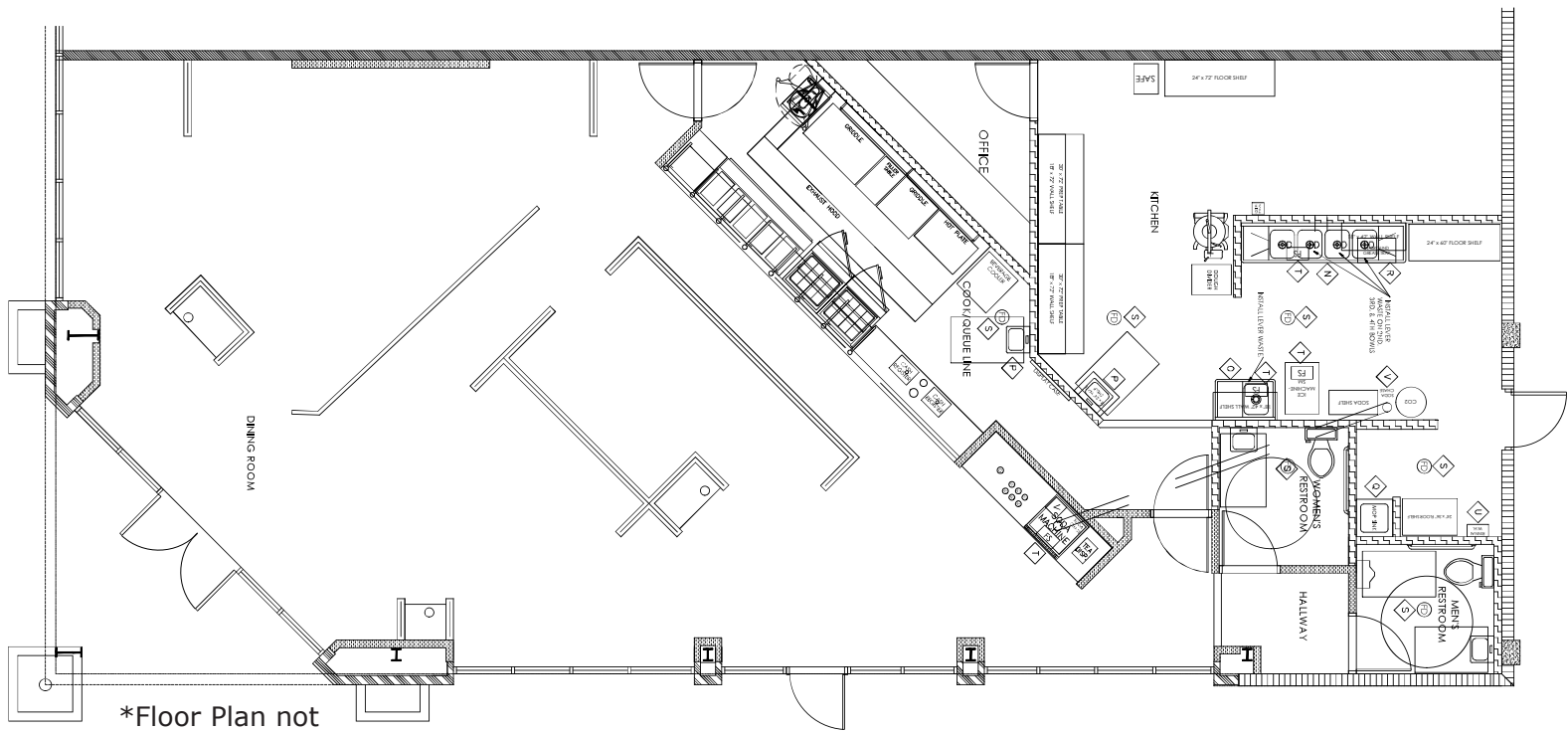


422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

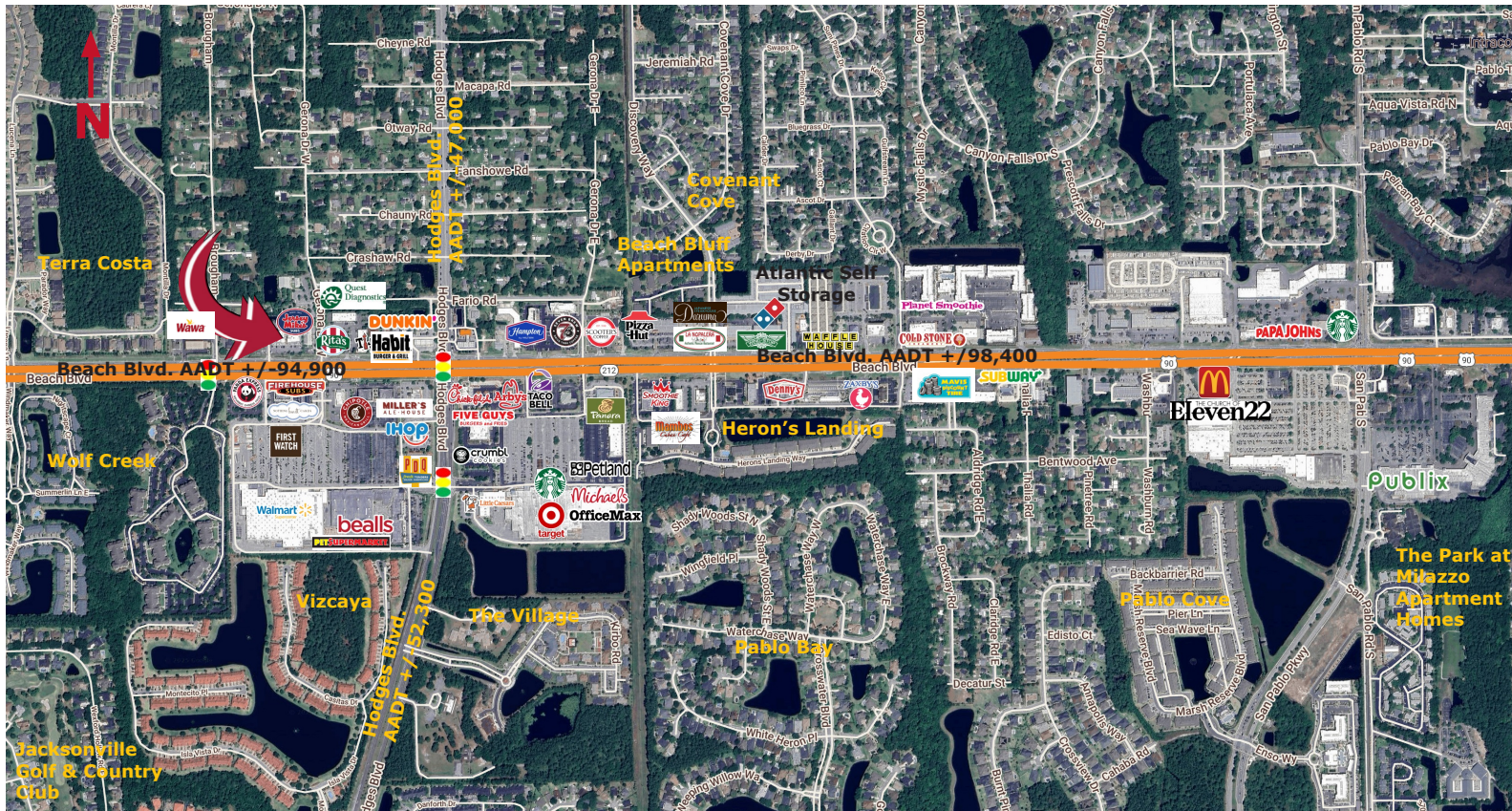
Client First through Service, Knowledge and Integrity

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

Floor Plan & Aerial +/-2,720 SF



*Floor Plan not to scale



422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

Client First through Service, Knowledge and Integrity

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice