

## INVESTMENT-RETAIL PROPERTY FOR SALE

# Bearded Pig-1808 Kings Avenue, Jacksonville, FL 32207



### OFFERING SUMMARY

Sale Price: \$3,650,000

Building Size: 5,471 SF

Lot Size: 0.71 Acres

Price / SF: \$667.15

Cap Rate: 5.79%

NOI: \$211,200

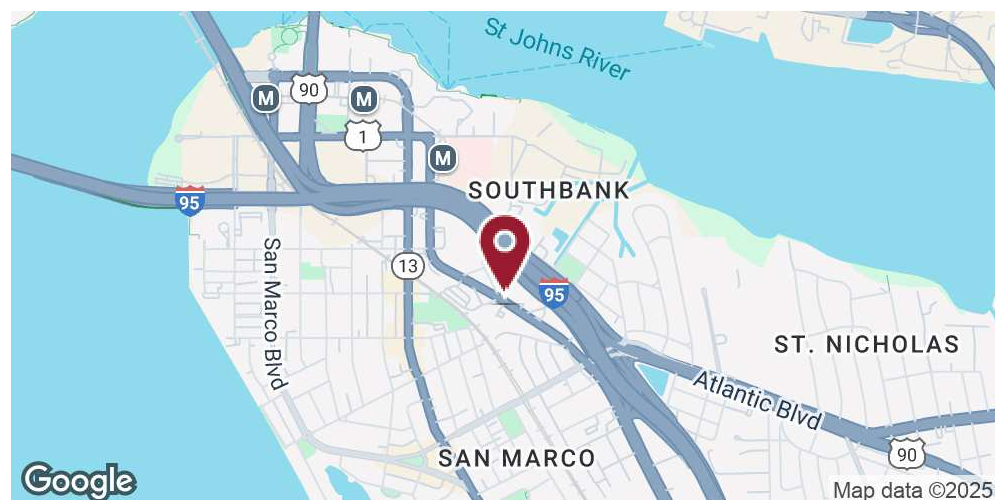
Renovated: 2021

Lease Term: 10 Years  
2- 5 Year Options  
Expires 5/31/35

Zoning: CCG-2

### PROPERTY OVERVIEW

- Strong sales per year
- Seating: 50 inside (10 bar), 62 outside & covered (8 bar), 25 outside uncovered
- Parking: 49 total - 2 are handicap, 4 are compact



Stanton Hudmon, CCIM

904.398.1044 / [stanton@psrps.com](mailto:stanton@psrps.com)

Pine Street/RPS / 904.398.1044 / 2650-2 Rosselle Street, Jacksonville, FL 32204 / [pinestreetrps.com](http://pinestreetrps.com)

Information provided is deemed accurate, but subject to errors and/or omissions.



Pine Street / RPS



INVESTMENT-RETAIL PROPERTY FOR SALE

**Bearded Pig-1808 Kings Avenue, Jacksonville, FL 32207**



**Stanton Hudmon, CCIM**

904.398.1044 / [stanton@psrps.com](mailto:stanton@psrps.com)

Pine Street/RPS / 904.398.1044 / 2650-2 Rosselle Street, Jacksonville, FL 32204 / [pinestreetrps.com](http://pinestreetrps.com)

Information provided is deemed accurate, but subject to errors and/or omissions.



**Pine Street / RPS**



INVESTMENT-RETAIL PROPERTY FOR SALE

**Bearded Pig-1808 Kings Avenue, Jacksonville, FL 32207**



**Stanton Hudmon, CCIM**

904.398.1044 / [stanton@psrps.com](mailto:stanton@psrps.com)

Pine Street/RPS / 904.398.1044 / 2650-2 Rosselle Street, Jacksonville, FL 32204 / [pinestreetrps.com](http://pinestreetrps.com)

Information provided is deemed accurate, but subject to errors and/or omissions.



**Pine Street / RPS**



INVESTMENT-RETAIL PROPERTY FOR SALE

## Bearded Pig-1808 Kings Avenue, Jacksonville, FL 32207



Stanton Hudmon, CCIM

904.398.1044 / [stanton@psrps.com](mailto:stanton@psrps.com)

Pine Street/RPS / 904.398.1044 / 2650-2 Rosselle Street, Jacksonville, FL 32204 / [pinestreetrps.com](http://pinestreetrps.com)

Information provided is deemed accurate, but subject to errors and/or omissions.

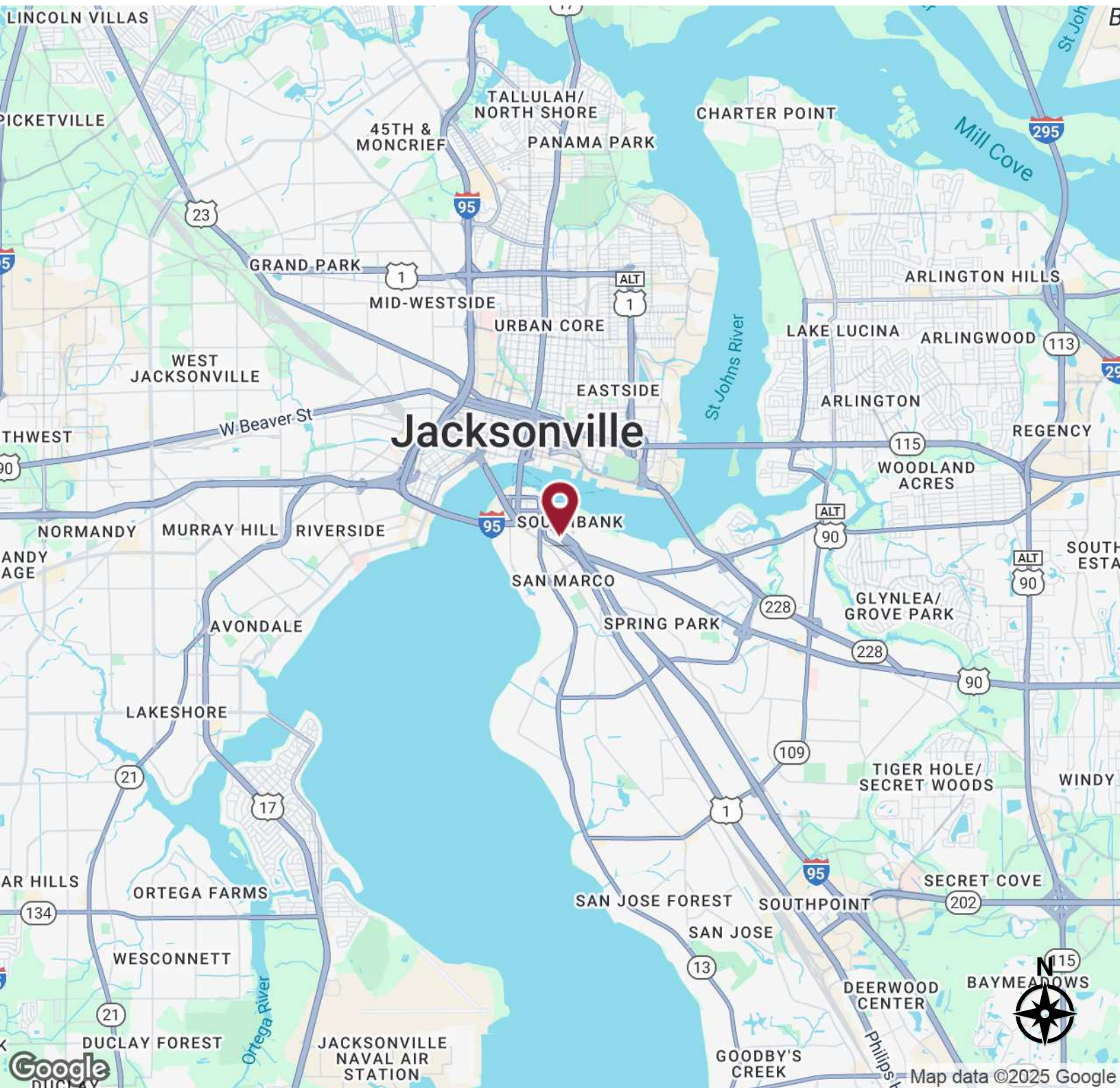


Pine Street / RPS



INVESTMENT-RETAIL PROPERTY FOR SALE

**Bearded Pig-1808 Kings Avenue, Jacksonville, FL 32207**



**Stanton Hudmon, CCIM**

904.398.1044 / [stanton@psrps.com](mailto:stanton@psrps.com)

Pine Street/RPS / 904.398.1044 / 2650-2 Rosselle Street, Jacksonville, FL 32204 / [pinestreetrps.com](http://pinestreetrps.com)

Information provided is deemed accurate, but subject to errors and/or omissions.



**Pine Street / RPS**

## Demographic Summary Report

### The Bearded Pig

1808 Kings Ave, Jacksonville, FL 32207

Building Type: **General Retail**  
 Secondary: **Restaurant**  
 GLA: **5,500 SF**  
 Year Built: **2021**

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	9,551	78,159	234,851
2024 Estimate	8,808	73,293	222,293
2020 Census	7,054	65,377	210,357
Growth 2024 - 2029	8.44%	6.64%	5.65%
Growth 2020 - 2024	24.87%	12.11%	5.67%
<b>2024 Population by Hispanic Origin</b>	883	8,346	26,685
<b>2024 Population</b>	8,808	73,293	222,293
White	5,887 66.84%	36,292 49.52%	96,971 43.62%
Black	1,284 14.58%	24,163 32.97%	86,809 39.05%
Am. Indian & Alaskan	29 0.33%	204 0.28%	573 0.26%
Asian	594 6.74%	3,171 4.33%	6,948 3.13%
Hawaiian & Pacific Island	2 0.02%	29 0.04%	76 0.03%
Other	1,012 11.49%	9,433 12.87%	30,917 13.91%
U.S. Armed Forces	11	415	1,028
<b>Households</b>			
2029 Projection	5,035	34,696	98,411
2024 Estimate	4,636	32,407	92,950
2020 Census	3,711	28,544	87,722
Growth 2024 - 2029	8.61%	7.06%	5.88%
Growth 2020 - 2024	24.93%	13.53%	5.96%
Owner Occupied	1,667 35.96%	12,629 38.97%	41,553 44.70%
Renter Occupied	2,968 64.02%	19,778 61.03%	51,396 55.29%
<b>2024 Households by HH Income</b>	4,635	32,406	92,950
Income: <\$25,000	1,226 26.45%	9,930 30.64%	28,192 30.33%
Income: \$25,000 - \$50,000	1,034 22.31%	7,789 24.04%	23,765 25.57%
Income: \$50,000 - \$75,000	520 11.22%	4,506 13.90%	14,494 15.59%
Income: \$75,000 - \$100,000	652 14.07%	3,116 9.62%	8,613 9.27%
Income: \$100,000 - \$125,000	255 5.50%	2,161 6.67%	6,232 6.70%
Income: \$125,000 - \$150,000	324 6.99%	1,754 5.41%	4,227 4.55%
Income: \$150,000 - \$200,000	217 4.68%	1,485 4.58%	3,146 3.38%
Income: \$200,000+	407 8.78%	1,665 5.14%	4,281 4.61%
<b>2024 Avg Household Income</b>	\$81,396	\$68,571	\$64,997
<b>2024 Med Household Income</b>	\$52,406	\$45,003	\$43,470

**The Bearded Pig**

1808 Kings Ave, Jacksonville, FL 32207

Building Type: **General Retail**Total Available: **0 SF**Secondary: **Restaurant**% Leased: **100%**GLA: **5,500 SF**Rent/SF/Yr: **-**Year Built: **2021**

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>12,395</b>	<b>119,779</b>	<b>10</b>
Retail & Wholesale Trade	972	8,145	8
Hospitality & Food Service	390	5,175	13
Real Estate, Renting, Leasing	419	2,200	5
Finance & Insurance	643	7,883	12
Information	172	8,560	50
Scientific & Technology Services	1,637	12,274	7
Management of Companies	55	165	3
Health Care & Social Assistance	4,979	30,854	6
Educational Services	145	9,277	64
Public Administration & Sales	228	12,894	57
Arts, Entertainment, Recreation	158	1,736	11
Utilities & Waste Management	419	3,940	9
Construction	556	6,169	11
Manufacturing	267	4,350	16
Agriculture, Mining, Fishing	20	68	3
Other Services	1,335	6,089	5