

Prime Airport Restaurant/Bar Location

1341 Airport Road, Jacksonville, Florida 32218

FOR SALE



Cord Butler

Phone: (904) 465-1000

Email: cord@thecordellgroup.com



Ronald A. McVay

Phone: (904) 616-1101

Email: ronaldamcvey@gmail.com



Visit Our Website For Complete Listings

The information contained herein has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

PROPERTY DETAILS

➔ **Property Type:** Restaurant / Bar

➔ **Year Built / Renovated:** 2005 / 2022

➔ **Gross Building Area:** 7,438 +-SF, Patio: 1,140 +-SF
Max Occupancy: 245 Persons

➔ **Improvements:** HVAC: 2022 (2) 7 Ton, (3) 5 Ton, (2) 4 Ton (Standard Warranties)
Walk In Cooler: 6'.6" x 17'
Grease Traps: (2) 2,500 Gallon
Roof: Replaced 2022

➔ **Primary Site:** 36,000+-SF
Additional Easement for Parking/Usage: 16,000+-SF
Total Effective Area: 52,000+-SF / 1.19+-Acres

➔ **AADT:** 25,000 Cars Per Day

➔ **Parking:** 11.25:1,000 SF

➔ **Zoning:** CCG-1

➔ **Utilities JEA:** Water, Sewer & Electric

➔ **Asking Price:** \$4,299,900.00

➔ **Furniture/Equipment:** Available Per Separate Negotiation

➔ **Liquor License:** 4COP – Does Not Transfer

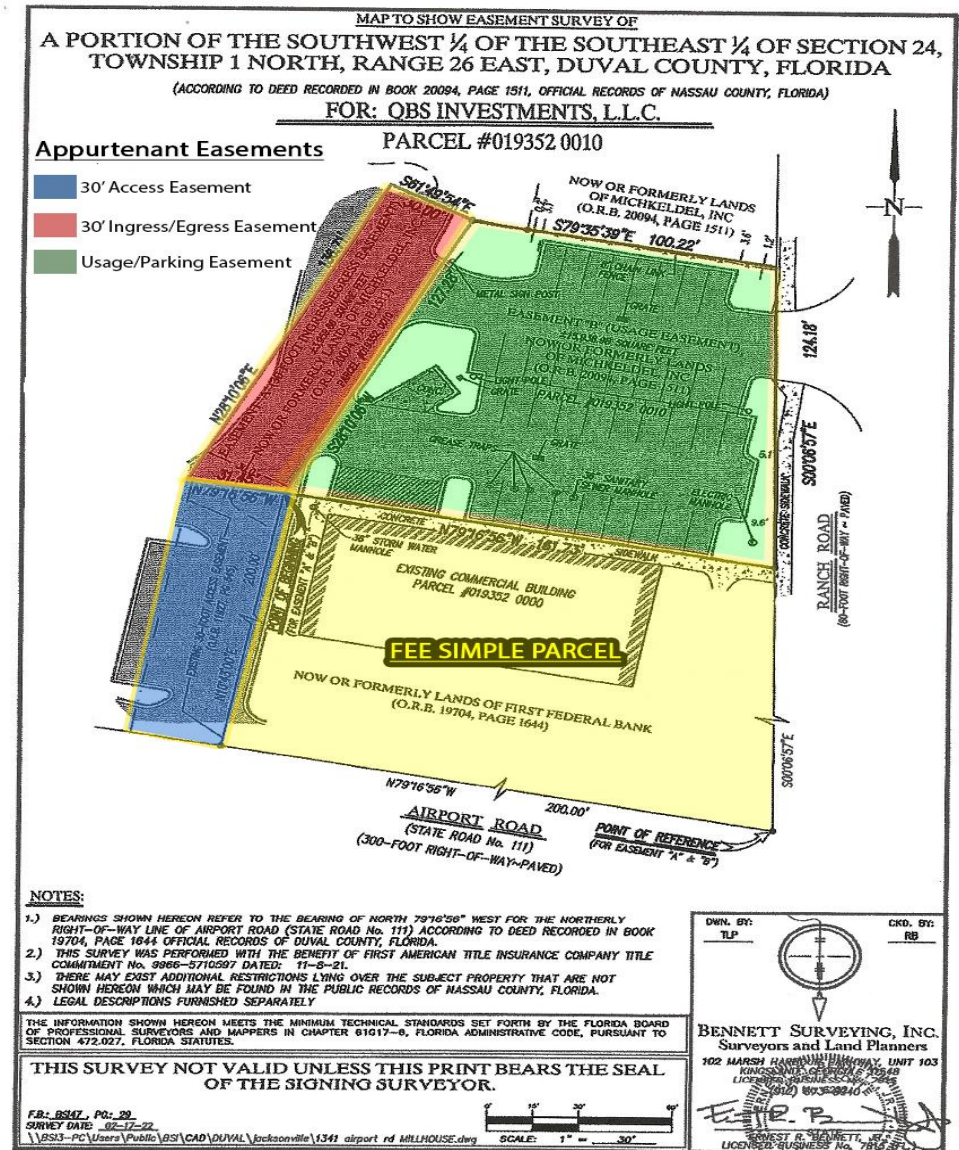


THE CORDELL GROUP
COMMERCIAL REAL ESTATE SERVICES

AERIAL VIEW



INGRESS/EGRESS & USAGE EASEMENT



Note: The offering includes fee simple title to 1341 Airport Rd., together with the benefit of 3 appurtenant easements; a 30' access easement, a 30' ingress/egress easement, and a usage/parking easement, providing access and use rights to the subject property.



THE CORDELL GROUP
COMMERCIAL REAL ESTATE SERVICES

FLOOR PLAN

DINING #1:
4 PERSONS BOOTH: 04 x 10 = 40 SEATS
6 PERSONS BOOTH: 06 x 05 = 30 SEATS
8 PERSONS BOOTH: 08 x 01 = 08 SEATS
2 PERSONS TABLE: 02 x 15 = 30 SEATS
4 PERSONS TABLE: 04 x 18 = 72 SEATS
6 PERSONS TABLE: 06 x 03 = 18 SEATS

DINING #2
4 PERSONS TABLE: 04 x 09 = 36 SEATS

BAR #1
BAR STOOLS: 01 x 19 = 19 SEATS

BAR #2
BAR STOOLS: 01 x 23 = 23 SEATS
TOTAL 276 SEATS

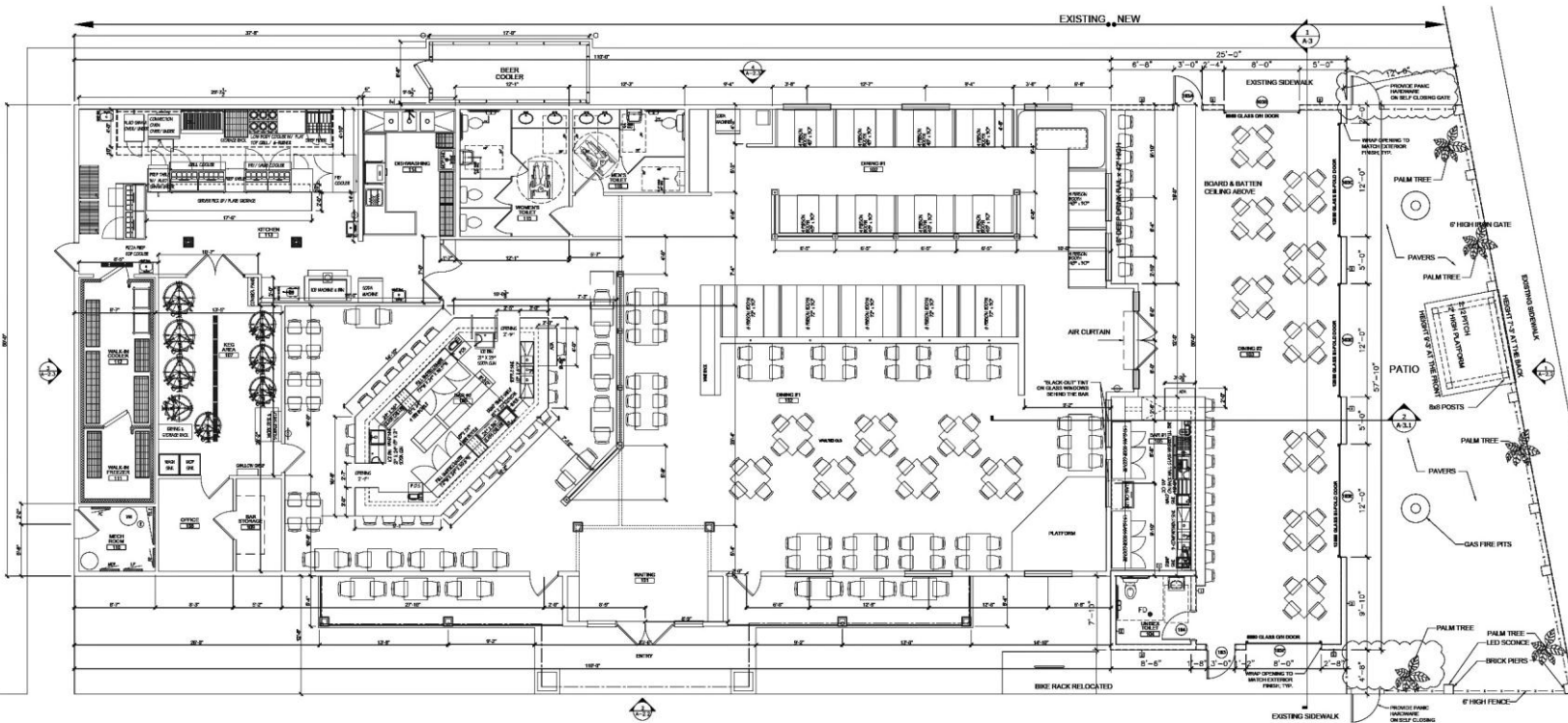
5% OF SEATING IS REQUIRED TO ACCESSIBLE
5% OF 276 SEATS IS 14 SEATS
5% OF SEATING SHALL BE ACCESSIBLE COMPLYING
WITH SECTION 902 FBC-ACCESS 226.1)
(28" HIGH MIN.; 34" HIGH MAX FBC-ACCESS 902.3)

INTERIOR CONCRETE SLAB INSTALLATION NOTES:

- #4 12" LONG DOWELS @ 36" O.C. W/IN THE EXISTING SLAB AND 6" IN THE NEW SLAB - ANCHOR DOWELS INTO EXISTING SLAB TYP.
- TRENCHES LESS THAN 12" DO NOT REQUIRE DOWELS.
- TRENCHES LESS THAN 24" SHALL HAVE DOWELS @ 36" O.C. ON EACH SIDE OF THE TRENCH.
- THE DOWELS SHALL BE INSTALLED IN A STAGGERED PATTERN OF SET 18" ON EACH SIDE OF THE TRENCH.
- TRENCHES GREATER THAN 24" SHALL HAVE DOWELS @ 36" O.C. ON EACH SIDE OF THE TRENCH.
- NEW 4" CONCRETE SLAB ON GRADE (TO MATCH EXISTING FIELD VERGEO) W/IN 6 - 14.4 1.4 8 W/IN REINFORCING OVER 10 MIL POLY VAPOR RETARDER, TREATED & COMPACTED SOL 4000 PSI, 145 PCF DENSITY, 0.45 MAX W/C RATIO

GENERAL NOTES - FINISHES

- THE CONTRACTOR SHALL VISIT, BEFORE SUBMITTING PRICES.
- ALL INTERIOR DOOR FRAMES SHALL BE PAINTED.
- ALL INTERIOR PARTITIONS SHALL RECEIVE TWO COATS OF SHERWIN WILLIAMS SEMI-GLASS PAINT OVER ONE COAT OF PRIMER UNLESS OTHERWISE NOTED.
- ALL HORIZONTAL GYPSUM BOARDED SURFACES SHALL BE PRIMED WITH FLAT WHITE PRIMER UNLESS OTHERWISE INDICATED.
- FLOOR TRANSITIONS SHALL OCCUR AT THE CENTERLINE OF DOORS.
- SUBMIT SAMPLES FOR OWNER'S SELECTION PRIOR TO INSTALLATION.
- CENTER FLOOR TILES IN ROOM, UNLESS OTHERWISE NOTED.
- ALL LEFT OVER PAINT SHALL BE CLEARLY LABELED AND APPROPRIATELY PACKAGED. CONTRACTOR SHALL RETURN ALL LEFTOVER PAINT AND FINISH MATERIALS TO TENANT FOR STORAGE.
- ALL INTERIOR FINISHES TO BE THE MINIMUM CLASSIFICATION AS LISTED ON THE CODE DATA SHEET.



FLOOR PLAN
SCALE: 3/16" = 1'-0"

CRAIG A. SOMMERS, AIA
csommers@dsae.net
ARCHITECT - A20015460

DSAE
DOHERTY SOMMERS
ARCHITECTS ENGINEERS, INC.
375 18th Ave. S.E., Suite A & B
Jacksonville, FL 32209
904-240-0888
www.dsae.net
Florida Certificate of Architectural Registration
Professional Seal No. 00009393
FL00009393

RESTAURANT ADDITION
FLYING FISH
TAPHOUSE
1341 AIRPORT ROAD
JACKSONVILLE, FL 32218

SHEET TITLE: FLOOR PLAN			
NO.	DATE	REVISION	PERMIT COMMENTS
01	06-24-22		

DRAWN BY: CAS
CHECKED BY: CAS
DATE: 5-9-22

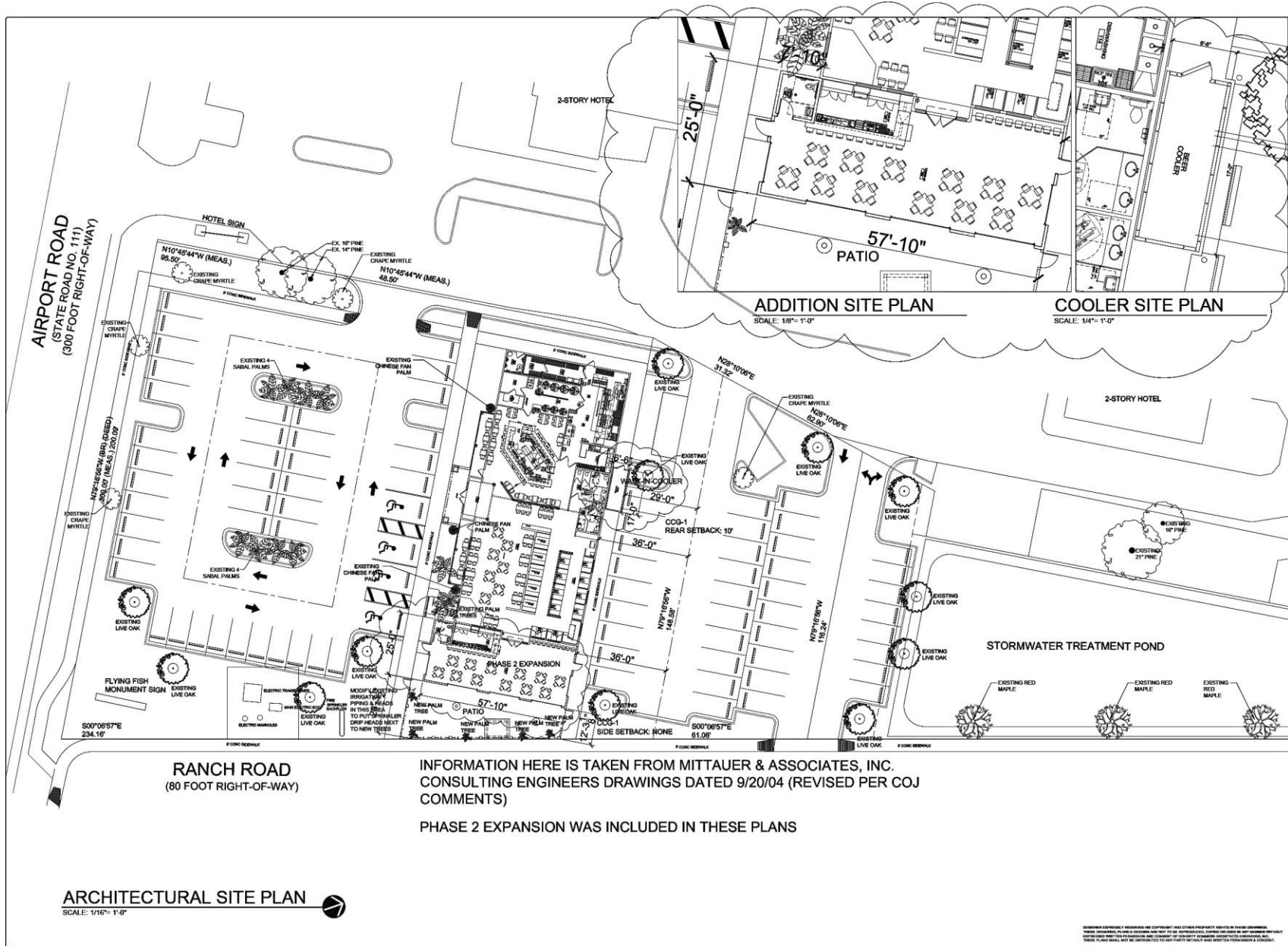
SHEET

A-1.1



THE CORDELL GROUP
COMMERCIAL REAL ESTATE SERVICES

SITE PLAN



CRAG A. SOMMERS, AIA
craag@csaia.net
ARCHITECT - A10010460

DSIAE
DOHERTY SOMMERS
ARCHITECTS ENGINEERS, INC.
370 15th Ave. S. Suite A & B
JACKSONVILLE, FL 32209
904-243-0888 P
904-243-0888 F
BOL-21111-0001
Florida Certificate of Arch. No. 00002983
Florida License No. 1420000002

RESTAURANT REMODEL
FLYING FISH TAPHOUSE
1341 AIRPORT ROAD
JACKSONVILLE, FL 32218

SHEET TITLE: ARCHITECTURAL SITE PLAN		
NO.	DATE	REVISION
01	07-29-22	PERMIT ZONING COMMENTS
02	08-03-22	PERMIT ZONING COMMENTS

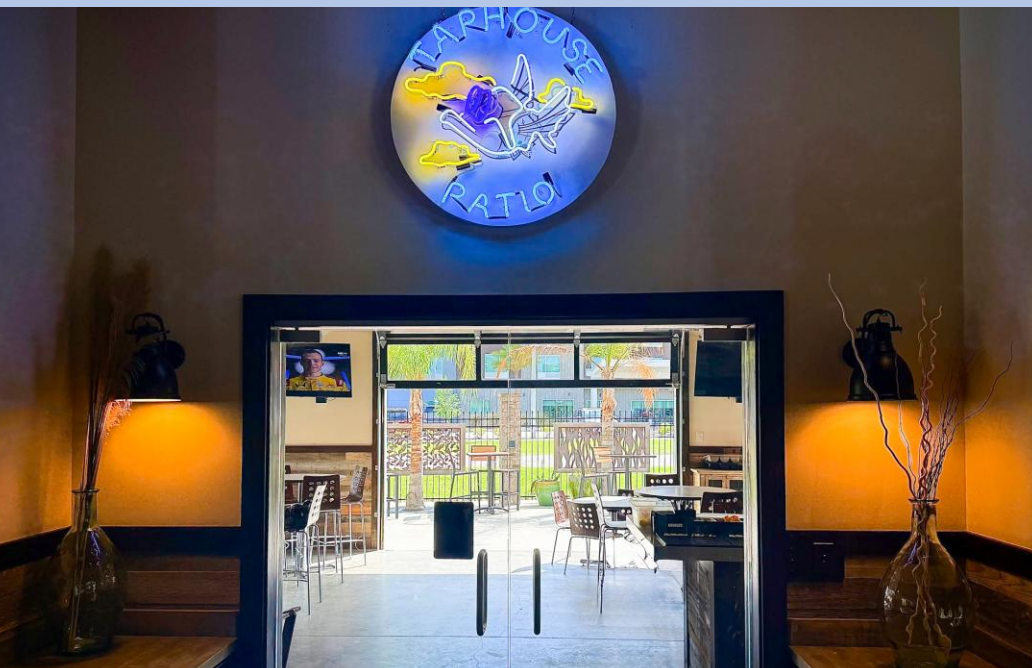
DRAWN BY: CAS
CHECKED BY: CAS
DATE: 10-10-2022

SHEET
C-1



THE CORDELL GROUP
COMMERCIAL REAL ESTATE SERVICES

RESTAURANT PHOTOS



THE CORDELL GROUP
COMMERCIAL REAL ESTATE SERVICES

ADDITIONAL PHOTOS



Ranch Road

View from Subject looking east of new
TownePlace Suites by Marriott



THE CORDELL GROUP
COMMERCIAL REAL ESTATE SERVICES

AREA AERIAL



AREA DEMOGRAPHICS



1341 Airport Road, Jacksonville, Florida 32218



	1 MILE	3 MILES	5 MILES
2026 Population	1,958	34,473	74,504
2031 Projected Population	2,509	40,234	82,219
2026 Total Households	896	13,276	28,178
2031 Projected Households	1,149	15,456	30,961
Average Household Income	\$92,595	\$109,940	\$108,351
2026 Median Age	36.8	38.8	38.8
2026 Total Housing Units	988	14,712	31,361
2026 Total Businesses	216	1,533	3,455

