

# 59 Trout River Drive

59 Trout River Drive, Jacksonville FL 32208

Waterfront Restaurant or Brewery

OFFERING MEMORANDUM

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## OFFERING SUMMARY

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ADDRESS	<b>59 Trout River Drive Jacksonville FL 32208</b>
OFFERING PRICE	<b>Subject to offer</b>
LAND ACRES	<b>0.96</b>
YEAR BUILT	<b>1914</b>
YEAR RENOVATED	<b>2015</b>
OWNERSHIP TYPE	<b>Fee Simple</b>
ZONING TYPE	<b>PUD</b>

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## DEMOGRAPHICS

	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
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2022 Population	<b>5,215</b>	<b>52,567</b>	<b>166,242</b>
2022 Median HH Income	<b>\$36,310</b>	<b>\$38,273</b>	<b>\$42,202</b>
2022 Average HH Income	<b>\$62,891</b>	<b>\$56,892</b>	<b>\$61,078</b>

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### Concrete Block Building on the Trout River

- Originally built as a commercial restaurant with outdoor seating
- Includes a bulkhead along the river
- Approximately 300 feet of frontage along the Trout River

### Visibility From Main Street

- Located directly west of the Main Street Bridge
- Approx. 12,900 vehicles per day on Main Street

Trout River

N Main St

Custer St

Trout River Dr

N Main St

Sterling St

Sycamore St

Trout River Dr

Hawthorne St



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