

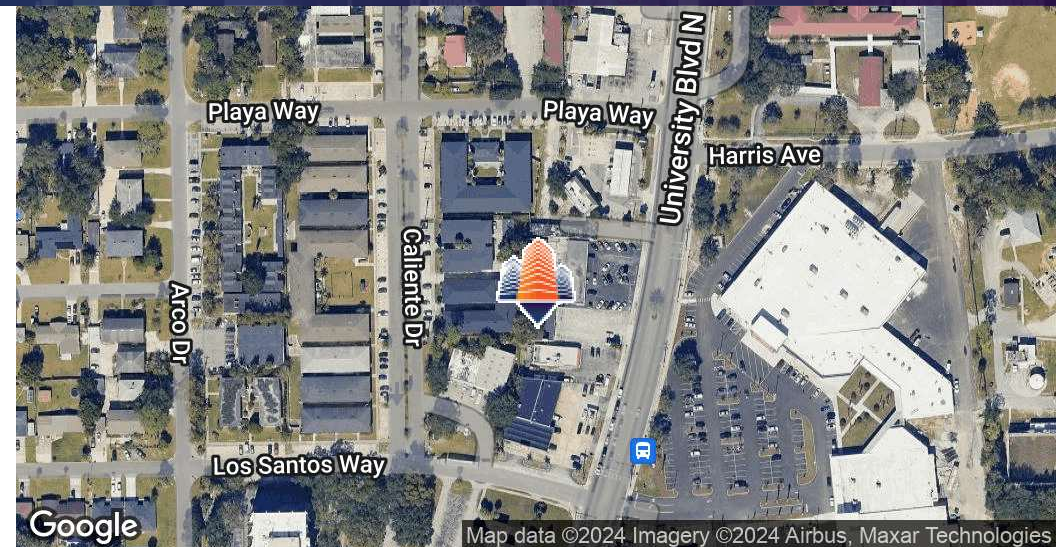
2nd Gen Free-Standing Restaurant

1030 University Blvd N, Jacksonville, FL 32211



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 2,991 SF
- Free-standing building
- Large pylon sign
- ¼ mile to Arlington Expy / Matthews Bridge
- Across from large Winn Dixie anchored shopping center
- 21 exclusive parks
- 30,500+ cars per day on University
- 213,000 5-mile population

OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	0.27 Acres
Building Size:	2,991 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,584	38,507	87,032
Total Population	8,291	98,468	213,000
Average HH Income	\$64,950	\$67,752	\$68,962

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7575 Dr. Phillips Blvd, Ste 390

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PROPERTY PHOTO



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RETAILER MAP



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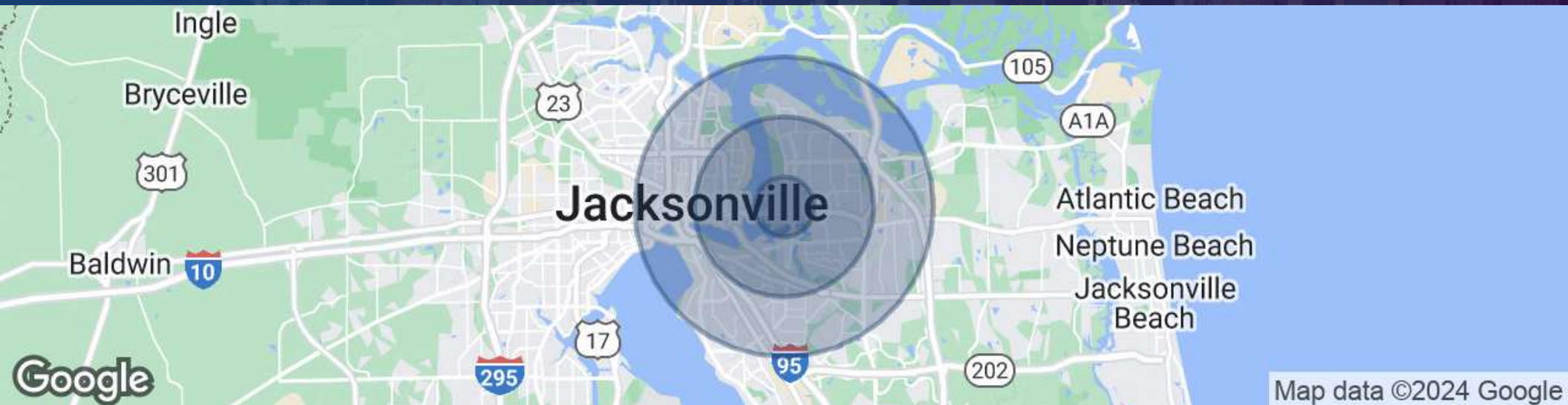
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DEMOGRAPHICS MAP & REPORT



Map data ©2024 Google

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,291	98,468	213,000
Average Age	41	39	40
Average Age (Male)	40	38	38
Average Age (Female)	41	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,584	38,507	87,032
# of Persons per HH	2.29	2.41	2.34
Average HH Income	\$64,950	\$67,752	\$68,962
Average House Value	\$257,780	\$263,488	\$271,271

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