

# Ground Lease Opportunity on W. University Blvd



**3746 University Blvd. W.**  
Jacksonville, FL 32217

## Property Highlights:

- Join Chick-Fil-A, Chipotle, McDonald's and other retailers on University Blvd.
- Full access, no median in front of the site
- 0.45 acres zoned CCG-1 allowing for multiple retail uses
- Site is 95' x 200'
- Traffic: University Blvd 50,000 AADT

**Lease Rate: \$85,000/yr NNN**

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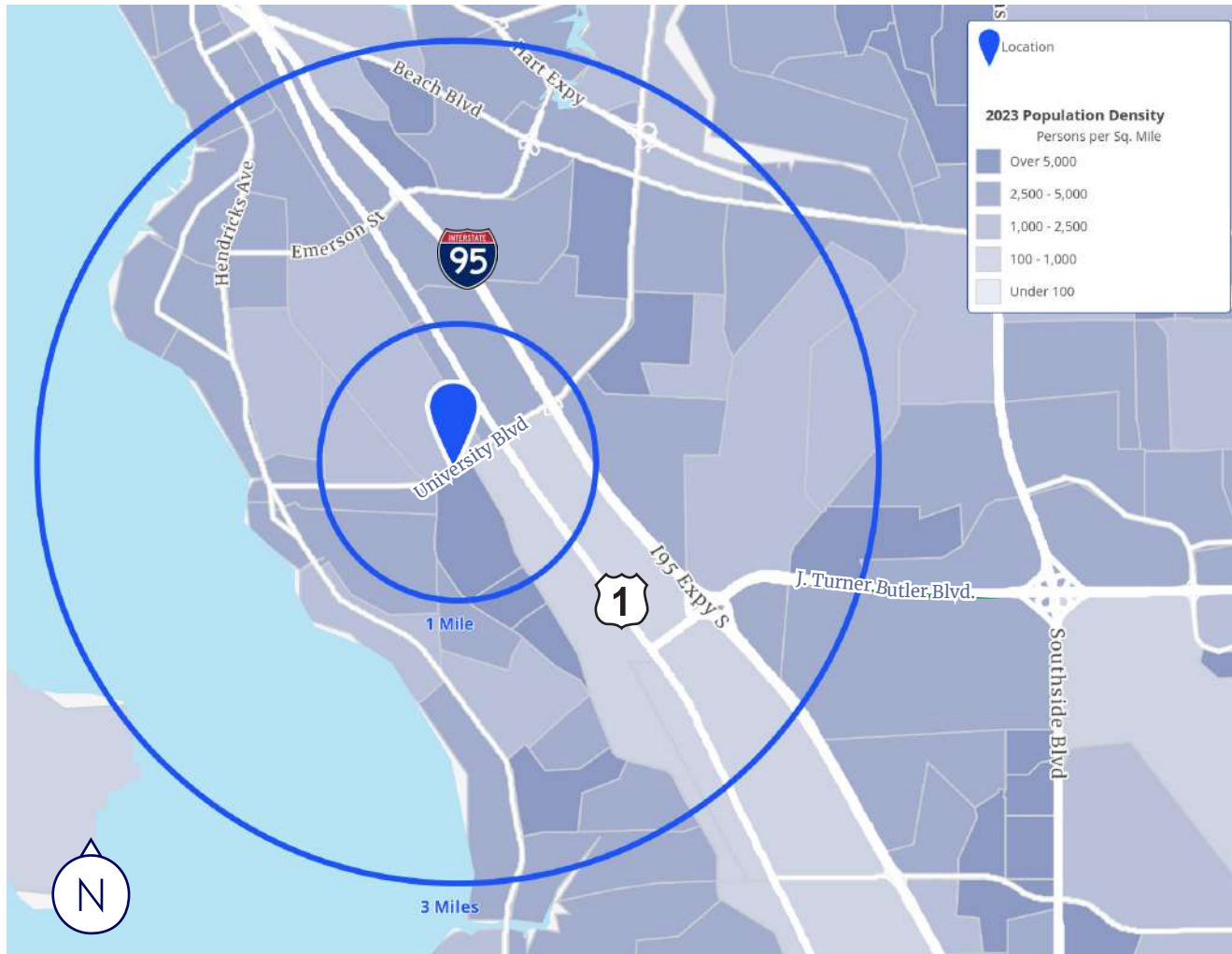
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# Site Aerial







## Demographics

Source: ESRI Business Analyst, 2024



### Population

1 Mile | 7,733  
3 Miles | 65,043  
5 Miles | 172,097



### Daytime Population

1 Mile | 17,895  
3 Miles | 102,002  
5 Miles | 271,835



### Average HH Income

1 Mile | \$77,978  
3 Miles | \$92,940  
5 Miles | \$93,521



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