

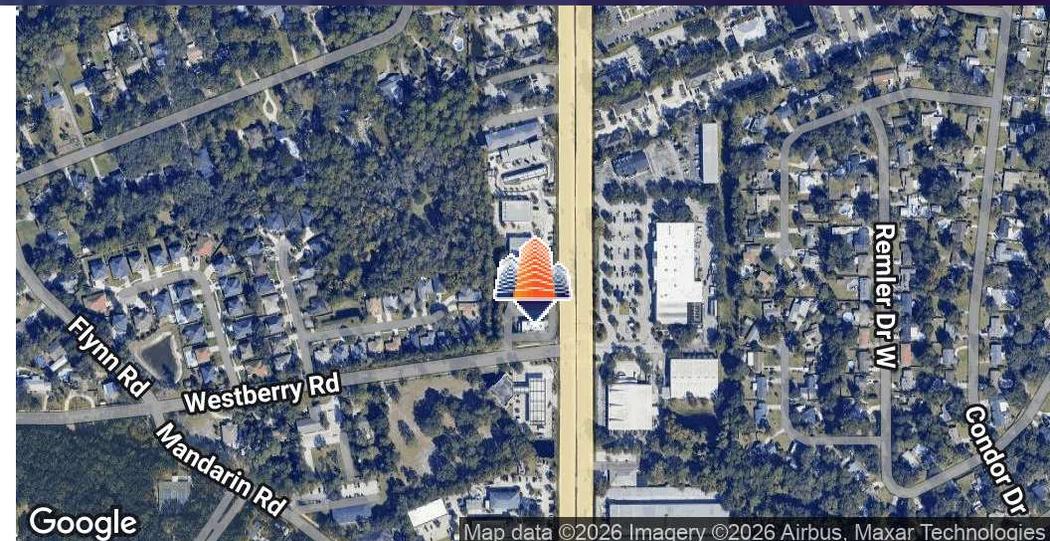
San Jose Blvd 2nd Gen QSR

12524 San Jose Blvd, Jacksonville, FL 32223



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 2nd Gen QSR Available!
- Located on a Signalized Corner fronting San Jose Blvd
- Direct access from San Jose Blvd
- Traffic Signal of San Jose Blvd and Westberry Rd see over 45,000 cars per day
- Exclusive Parking and Large Exclusive Pylon Sign
- Six Figure Avg Incomes in the immediate area
- Ideal Uses: QSR, Financial Institution, Auto Parts/Repair, Medical and Traditional Retail

OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	1.09 Acres
Building Size:	2,870 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,050	18,014	48,558
Total Population	5,334	45,990	127,463
Average HH Income	\$154,853	\$136,579	\$135,669

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7575 Dr. Phillips Blvd, Ste 390

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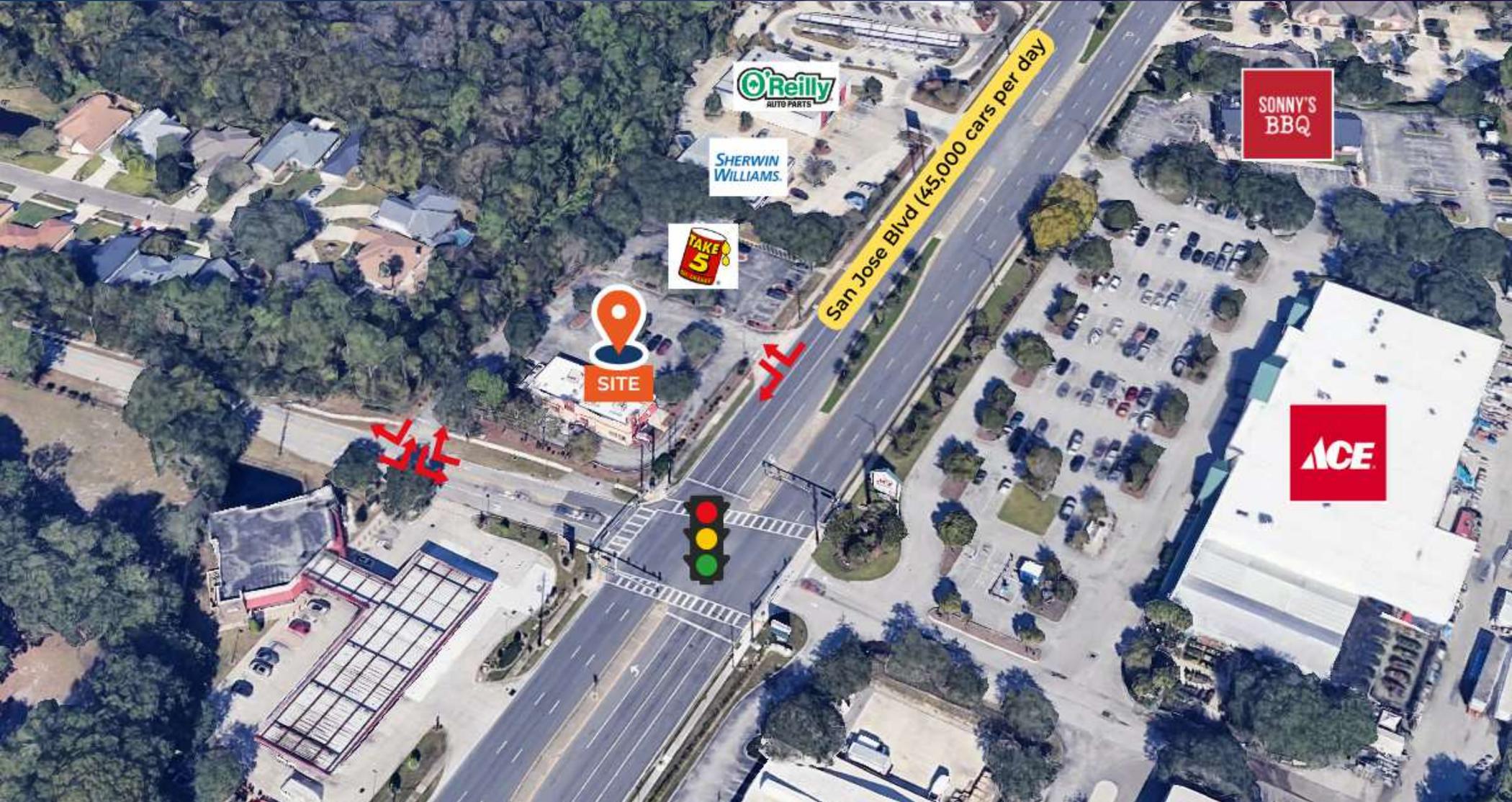
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RETAILER MAP



Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus

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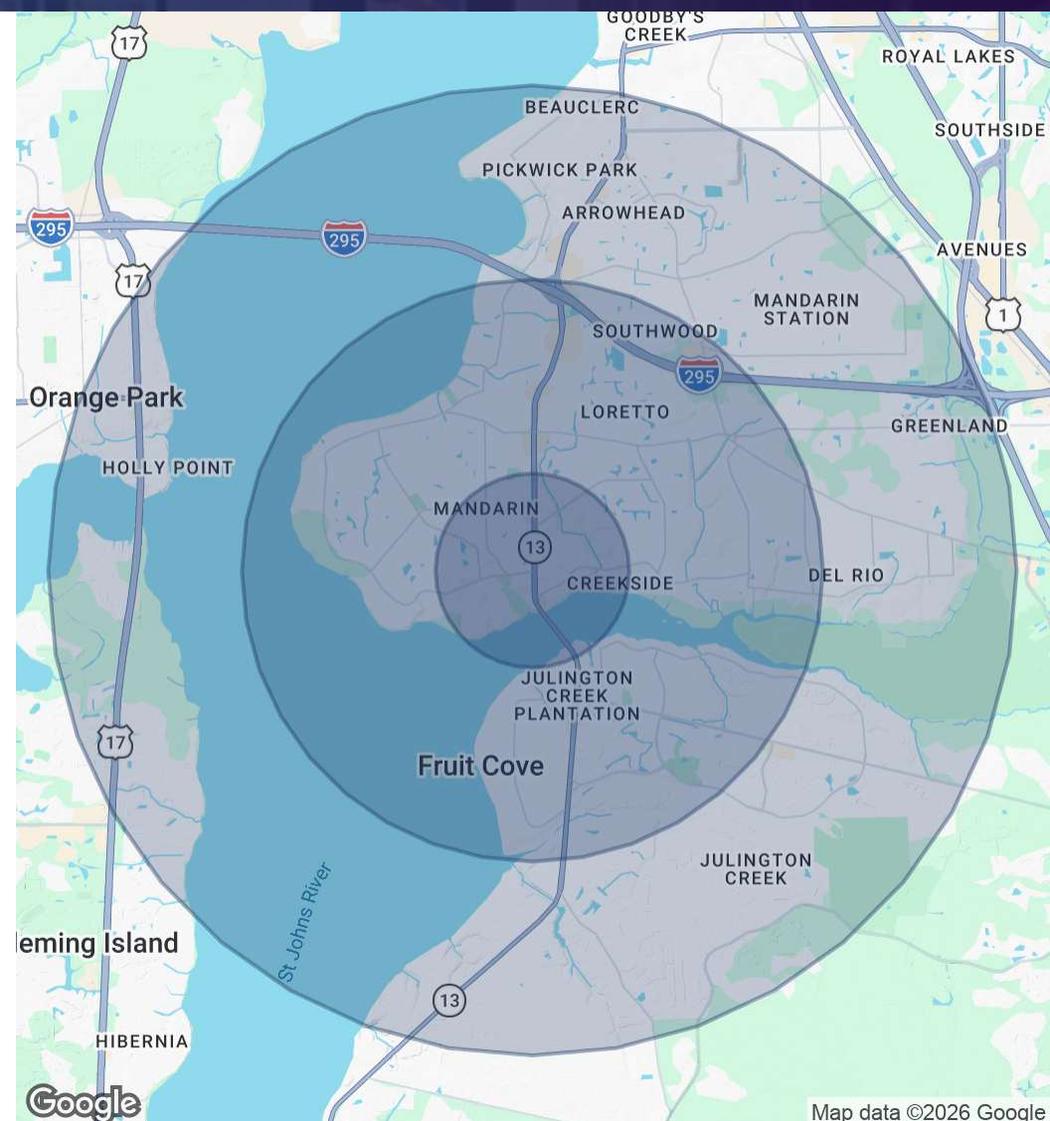
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EQUITY
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,334	45,990	127,463
Average Age	49	45	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,050	18,014	48,558
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$154,853	\$136,579	\$135,669
Average House Value	\$502,931	\$449,383	\$430,109
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	4,338	35,180	92,022
Total Population - Black	261	2,614	9,421
Total Population - Asian	139	1,629	6,527
Total Population - Hawaiian	2	18	88
Total Population - American Indian	16	125	367
Total Population - Other	115	1,457	4,575



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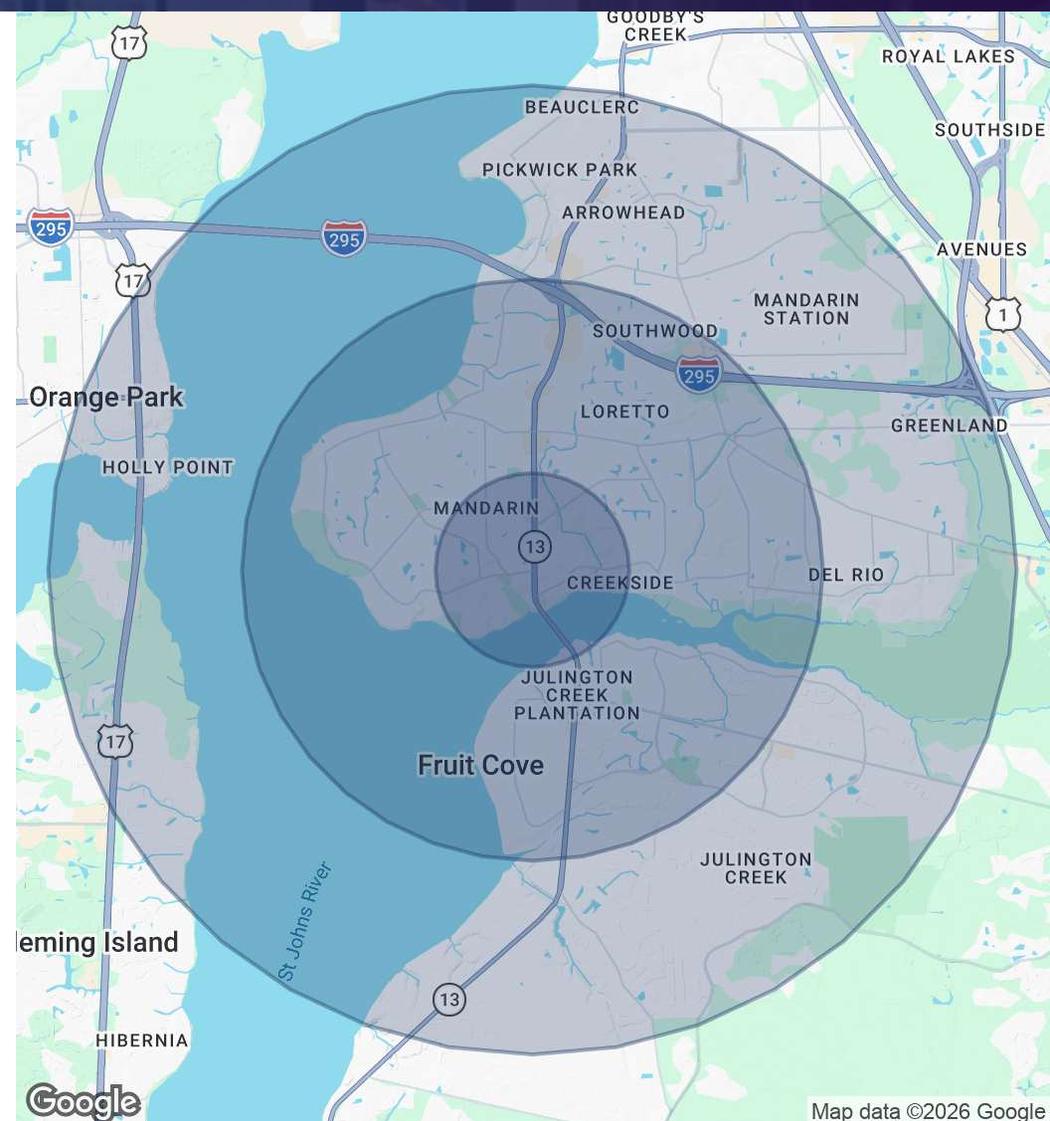
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DEMOGRAPHICS MAP & REPORT

AGE	1 MILE	3 MILES	5 MILES
0 - 4	200	2,044	6,174
5 - 9	206	2,057	6,557
10 - 14	239	2,447	7,988
15 - 17	150	1,697	5,077
18 - 20	160	1,669	4,931
21 - 24	222	2,089	5,961
25 - 34	435	4,612	12,899
35 - 44	575	5,312	15,929
45 - 54	605	5,767	16,829
55 - 64	920	6,945	18,057
65 - 74	965	6,384	15,617
75 - 84	477	3,372	8,170
85+	181	1,595	3,276



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