



FORMER HOOTERS
1740 WELLS ROAD,
ORANGE PARK, FLORIDA 32073

OFFERING MEMORANDUM
Marcus & Millichap
THE THOMAS TEAM

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INVESTMENT HIGHLIGHTS

- **Turnkey Opportunity:** 3,518 SF former Hooters built in 1998, offering a well-maintained, functional restaurant layout.
- **Rare Drive-Thru Capability:** One of the few drive-thru locations available in the Orange Park commercial corridor, ideal for fast-casual or QSR concepts.
- **Outdoor Seating Advantage:** 1,800 SF of patio space, including 500 SF covered, providing flexible indoor/outdoor dining options.
- **Premium Construction Quality:** Solid masonry structure with brick exterior walls, ensuring durability and long-term asset value.
- **Generous Lot Size & Frontage:** 26,920 SF lot (0.62 acres) with 234 ft of frontage and 113 ft of depth, maximizing visibility and access.
- **Ample Parking:** 8.81 parking spaces per 1,000 SF, exceeding standard parking requirements for restaurant and retail use.
- **Strategic Location:** Close proximity to high-traffic retail, major roadways, and a strong residential base, enhancing investment stability and potential ROI.

LOCATION HIGHLIGHTS

- **Prime Commercial Location:** Situated just 0.5 miles from Orange Park Mall, a major retail hub attracting high foot traffic.
- **High Visibility & Traffic:** Over 25,000 vehicles per day (VPD) along Wells Rd, providing excellent exposure for retail or service businesses.
- **Convenient Regional Access:** Only 1.5 miles from the I-295 Beltway, ensuring easy connectivity to Jacksonville and surrounding areas.
- **Jacksonville MSA Advantage:** Located within the Jacksonville Metropolitan Statistical Area (MSA), with a 25-minute drive to Downtown Jacksonville, making it a key part of a high-growth region.
- **Strong & Growing Demographics:** The area features a steady population base with increasing household incomes, ideal for retail, office, or mixed-use development.
- **Surrounded by National Retailers & Amenities:** Close proximity to major brands, restaurants, and services, ensuring strong consumer demand.

POTENTIAL TENANT USE CASES

The former Hooters at 1740 Wells Road is well-suited for a variety of business concepts due to its prime location, drive-thru capability, outdoor seating, and high visibility. Here are some ideal tenant use cases:

1. Quick-Service Restaurants (QSRs) & Fast Casual Dining
National & Regional Chains – Ideal for fast food or fast-casual brands looking for a turnkey drive-thru location in a high-traffic corridor.

Coffee Shops & Cafés – A drive-thru coffee chain (e.g., Starbucks, Dunkin') or local café could capitalize on morning commuters.

Casual Dining – BBQ, seafood, or Tex-Mex concepts would benefit from the outdoor patio seating.

2. Specialty Food & Beverage Concepts

Sports Bars & Grill Concepts – Could continue the sports bar theme with national brands like Buffalo Wild Wings or Twin Peaks, or independent operators.

Brewpub or Craft Beer Taproom – With an expansive patio, this site is ideal for breweries, distilleries, or wine bars seeking an indoor/outdoor setting.

Healthy & Organic Food Chains – Locations like Sweetgreen, Tropical Smoothie Café, or Freshii could benefit from strong demographics.

3. Retail or Service-Based Businesses

Bank or Credit Union – The existing drive-thru infrastructure could be repurposed for a financial institution or ATM-based business.

Urgent Care or Medical Office – Proximity to high-traffic retail makes it an excellent choice for urgent care, dental offices, or med spas.

Fitness Studio or Boutique Gym – A yoga, pilates, or HIIT training studio could take advantage of the patio for outdoor workouts.

4. Mixed-Use or Multi-Tenant Conversion

Co-Working Space or Shared Office Hub – A flexible layout could allow for an entrepreneurial workspace or business incubator.

Retail Showroom with Café – A hybrid model featuring a small specialty retailer with an integrated coffee shop or juice bar could thrive here.



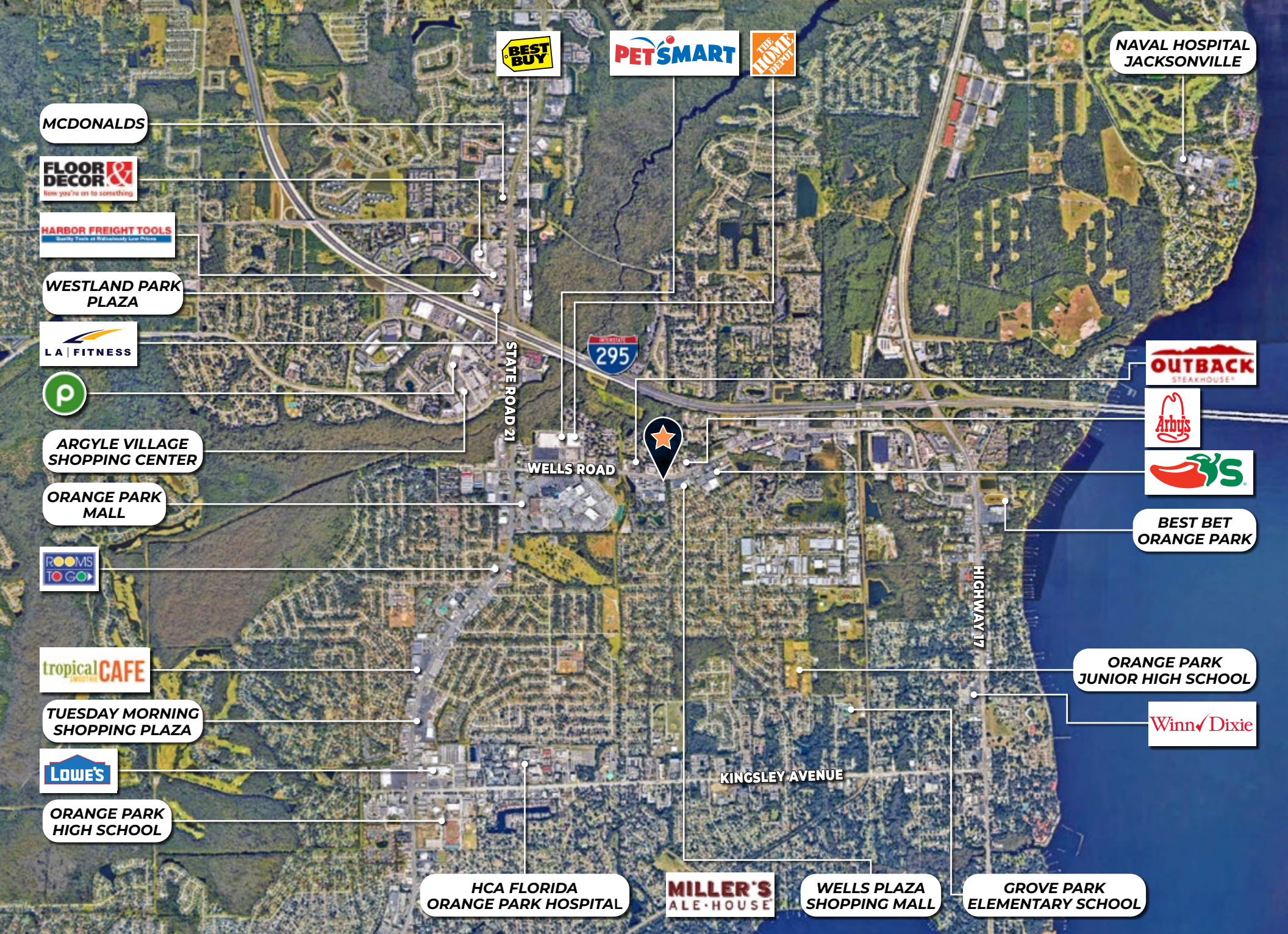


LIST PRICE
\$1,650,000

PROPERTY DESCRIPTION

PROPERTY ADDRESS	1740 Wells Road, Orange Park, FL 32073
OWNERSHIP	Fee Simple
PARCEL NUMBER	05-04-26-010670-005-04
YEAR BUILT	1998
LOT SIZE (ACRES)	0.618 Acres
GROSS SQUARE FOOT	3,518 Square Feet
FINISHED SQUARE FOOT	3,397 Square Feet
HVAC	Central Air Conditioning





NAVAL HOSPITAL JACKSONVILLE

MCDONALDS



WESTLAND PARK PLAZA



ARGYLE VILLAGE SHOPPING CENTER

ORANGE PARK MALL



TUESDAY MORNING SHOPPING PLAZA



ORANGE PARK HIGH SCHOOL

STATE ROAD 21



WELLS ROAD



BEST BET ORANGE PARK

HIGHWAY 17

ORANGE PARK JUNIOR HIGH SCHOOL



KINGSLEY AVENUE

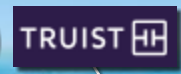
HCA FLORIDA ORANGE PARK HOSPITAL



WELLS PLAZA SHOPPING MALL

GROVE PARK ELEMENTARY SCHOOL

HCA FLORIDA
ORANGE PARK HOSPITAL



W.E. CHERRY
ELEMENTARY SCHOOL

1975 🍌 2025
ORANGE PARK MALL
CELEBRATING 50 YEARS
Orange Park Mall is Clay County's premier shopping destination offering national brands and locally-owned specialty shops to residents and tourists alike.

BLANDING BLVD / SR-21



WELLS PLAZA
SHOPPING MALL



WELLS ROAD - 23,000 VPD

PHYSICIAN PARTNERS
OF AMERICA



DOWNTOWN JACKSONVILLE



JACKSONVILLE NAVAL AIR STATION

CASA LINDA OAKS GOLF CLUB

NAVAL HOSPITAL JACKSONVILLE

ST. JOHNS RIVER

ROOSEVELT BOULEVARD - 41,000 VPD

W BELTWAY 295 - 69,500 VPD

PHYSICIAN PARTNERS OF AMERICA

DUNKIN'



OUTBACK STEAKHOUSE



BURGER KING

WELLS PLAZA SHOPPING MALL

WELLS ROAD - 23,000 VPD

MILLER'S ALE-HOUSE



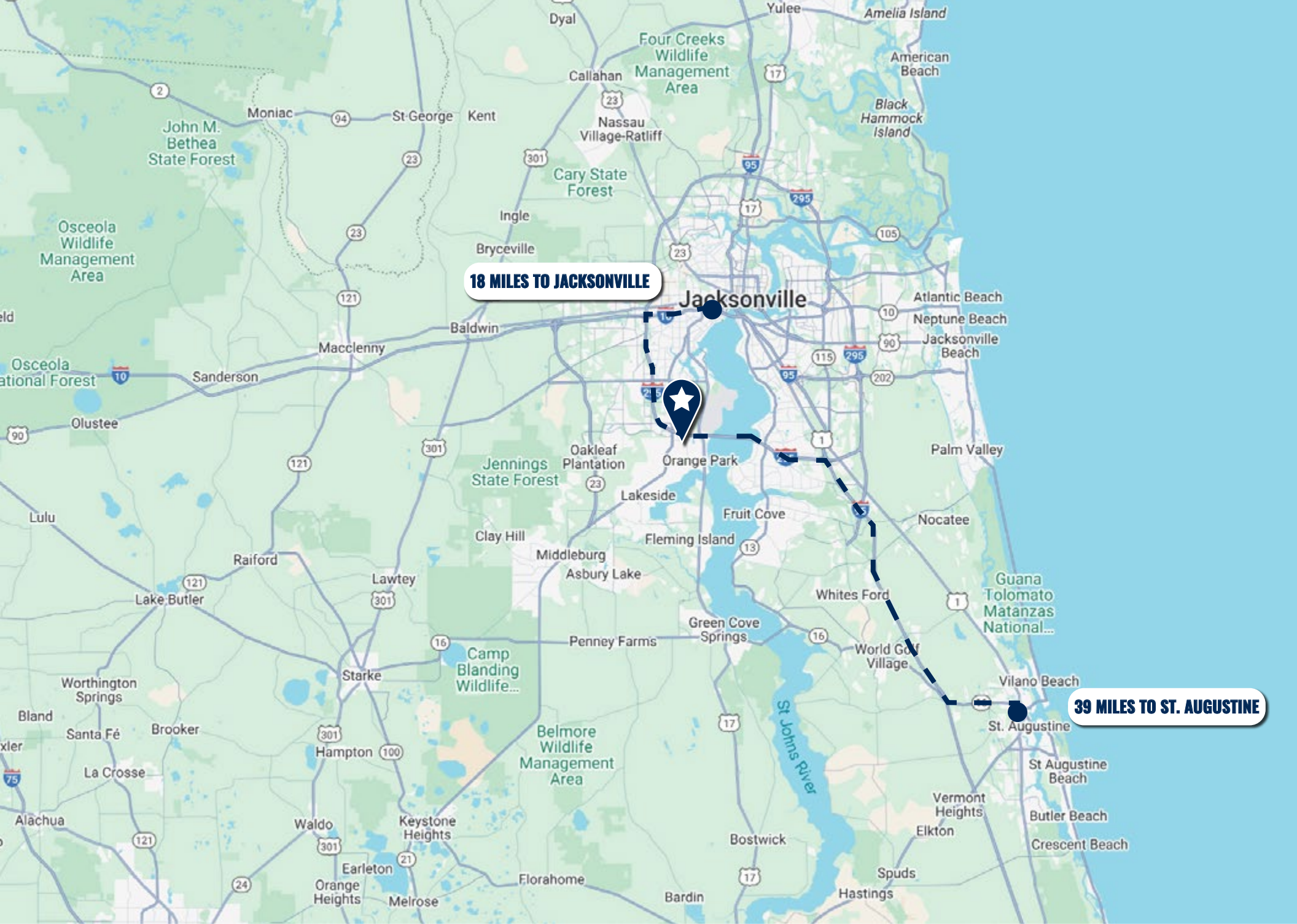












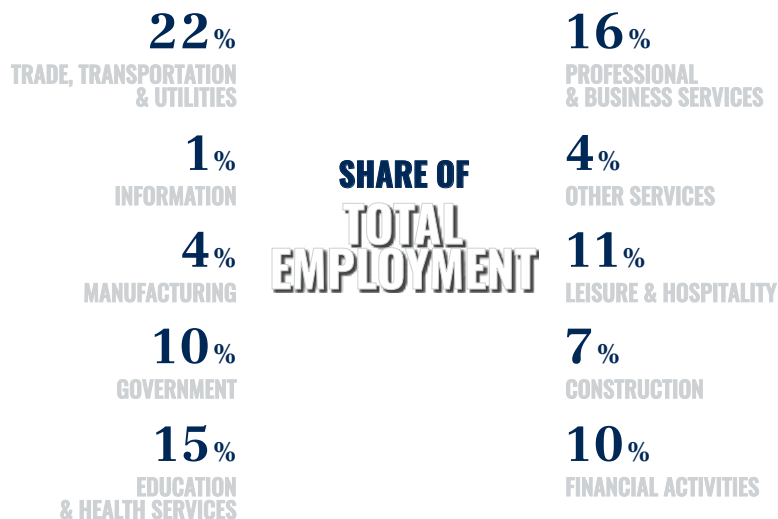
JACKSONVILLE

MARKET OVERVIEW

The Jacksonville metro is in the northeastern corner of Florida, just south of the Georgia border. It is composed of five counties: Duval, Clay, St. Johns, Nassau and Baker, with the Atlantic Ocean providing its eastern border. Jacksonville's access to road, rail, sea and air transportation has made it an intermodal hub for the Southeast. JAXPORT is one of the largest ports in the region and is equipped to handle cargo, as well as cruise ships and the local ferry service. Naval Air Station Jacksonville and Naval Station Mayport contribute to a strong military presence in the market. The metro houses 1.7 million people, with over 968,000 residents in the city of Jacksonville. No other city in the market contains more than 50,000 citizens, though suburbs in St. Johns County, such as Fruit Cove and Palm Valley, have been growing rapidly in recent years.

ECONOMY

- Once rooted in its military bases, a commercial port, tourism and paper mills, the Jacksonville economy is diversifying.
- The metro is home to four Fortune 500 companies: Fidelity National Information Services, Fidelity National Financial, CSX Corp. and Landstar System.
- The city has developed a large financial services sector, led by Bank of America, Citi-bank, Deutsche Bank and Wells Fargo.
- Jacksonville has an emerging industrial base in medical research and manufacturing.



METRO HIGHLIGHTS



BUSINESS ATTRACTION

A lower cost of doing business than other nearby cities and a large, skilled labor pool help draw relocating and expanding companies to the region.



STRONG POPULATION GROWTH

In past decades, the metro's population growth has outpaced that of the nation — a trend that is projected to continue over the next five years.



DEEPWATER PORT

Cargo activity through JAXPORT provides \$31 billion in annual economic impact to the metro and generates 138,000 jobs in Florida.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

AREA DEMOGRAPHICS

- The metro is projected to add roughly 150,000 people through 2028, resulting in the formation of nearly 59,000 households.
- A median home price of roughly \$380,000 sits well below that of South Florida metros, allowing 59 percent of households to own their home.
- Roughly 31 percent of people ages 25 and older hold a bachelor's degree; about 11 per-cent have also earned a graduate or professional degree.



SPORTS

- NFL Jacksonville Jaguars
- NPSL Jacksonville Armada FC



EDUCATION

- Florida State College at Jacksonville
- University of North Florida
- Jacksonville University
- Edward Waters College



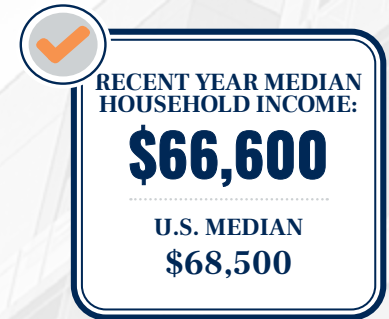
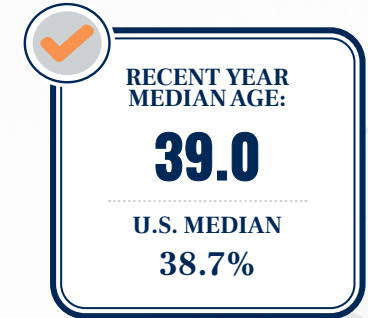
ARTS & ENTERTAINMENT

- Cummer Museum
- World College Hall of Fame
- Jacksonville Zoo and Gardens
- Mosh Museum of Science & History

QUALITY OF LIFE

The Jacksonville area offers many recreational events and cultural opportunities. Jacksonville's beach communities consist of Atlantic Beach, Neptune Beach and Jacksonville Beach along 50 miles of shoreline, offering sport fishing, boating and water sport activities. The area is home to World Golf Village and the World Golf Hall of Fame. The Association of Tennis Professionals is also based in the area. Sports teams include the Jacksonville Jumbo Shrimp, a minor league baseball team, and the Jacksonville Jaguars of the NFL. TIAA Bank Field hosts the Jaguars, the TaxSlayer Gator Bowl and the annual match-up between the Universities of Florida and Georgia. Cultural opportunities and museums abound throughout the metro.

* Forecast
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



RECENT YEAR POPULATION BY AGE



2023 DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2028 Projection	12,754	62,554	139,140
2023 Estimate	12,310	60,198	132,824
2020 Census	12,056	59,774	129,449
2010 Census	10,351	55,004	121,762
HOUSEHOLD INCOME			
Average	\$68,088	\$79,684	\$84,171
Median	\$52,768	\$62,090	\$65,804
Per Capita	\$28,466	\$32,629	\$32,563
HOUSEHOLDS			
2028 Projection	5,340	25,396	53,628
2023 Estimate	5,132	24,320	50,984
2020 Census	5,009	23,706	49,449
2010 Census	4,243	21,988	45,777
HOUSING			
Median Home Value	\$176,696	\$215,621	\$225,302
EMPLOYMENT			
2023 Daytime Population	13,936	72,834	133,153
2023 Unemployment	3.67%	3.47%	3.48%
Average Time Traveled (Minutes)	28	29	30
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	29.00%	28.10%	28.33%
Some College (13-15)	29.79%	27.35%	25.65%
Associate Degree Only	13.42%	11.52%	11.54%
Bachelor's Degree Only	14.54%	17.10%	18.26%
Graduate Degree	5.31%	7.88%	8.04%

Sources: Experian 2023

MAJOR AREA EMPLOYERS

MAJOR EMPLOYERS	EMPLOYEES
1 NAVY UNITED STATES DEPARTMENT-Fleet Readiness Ctr Southeast	2,500
2 Enhanced Recovery Company LLC	864
3 St Vincents Health System Inc	840
4 Kp Motors LLC-Coggin Pontiac GMC Orange Park	719
5 Sobran Inc	635
6 Walmart Inc-Walmart	473
7 Carespot of Austin LLC	250
8 Narcorps Specialties LLC	250
9 Gmri Inc-Olive Garden	245
10 Siemens Med Solutions USA Inc-Siemens Medical	236
11 Life Care Centers America Inc-Life Care Ctr At Wlls Crossing	224
12 Publix Super Markets Inc-Publix 01115	223
13 Burlington Coat Fctry Whse of-Burlington Coat Factory	221
14 Life Care Centers America Inc-Life Care Centers Orange Park	204
15 Mike Shad Ford Inc-Autontion Ford Lncoln Ornge Pk	200
16 Belk Inc-Belk	184
17 Education Affiliates Inc-Fortis College - Orange Park	182
18 Publix Super Markets Inc-Publix 00668	179
19 NAVY UNITED STATES DEPARTMENT-CST	175
20 NAVY UNITED STATES DEPARTMENT-Mwr Mechanical Maintence	175
21 NAVY UNITED STATES DEPARTMENT	175
22 Orange Park Toyota-Keith Pearson Toyota	170
23 Cemex Cement Inc	158
24 Brumos Motor Cars Inc	152
25 Bfj Enterprises Orange Pk Inc-Fuccillo Nissan of Orange Park	150

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