



## EXECUTIVE SUMMARY

## DENNY'S GROUND LEASE

1071 AIRPORT RD, JACKSONVILLE, FL 32218



## OFFERING SUMMARY

<b>Ground Lease Rate:</b>	Contact Broker for Pricing
<b>Available Building Size:</b>	4,722 SF
<b>Lot Size:</b>	1.18 Acres
<b>Year Built:</b>	1984
<b>Zoning:</b>	CCG-1
<b>Traffic Count:</b>	25,000 ADT (Airport Road)
<b>APN:</b>	18150-00812

[Click Here for Zoning Information](#)

## PROPERTY OVERVIEW

Property is available for a ground lease opportunity in a high-traffic commercial corridor, ideal for retail, medical, or a QSR Development.

\*All prospective ground lessees and brokers must sign a Confidentiality and Non-Disturbance Agreement ("NDA") prior to receiving marketing materials or viewing property. Please do not alert or contact employees of the current establishment. All showings must be scheduled through the Broker. Contact Brad Parker at (850) 566-2629 with questions.\*

## LOCATION OVERVIEW

Located on Airport Rd. in Jacksonville, FL. This location sits in a growing commercial corridor with close proximity to Jacksonville International Airport and established residential communities. Conveniently less than 1 mile to the I-95 Interchange.

**Brad Parker**  
850.566.2629  
brad@tlgproperty.com

**Trevor Shea**  
850.866.1132  
trevor@tlgproperty.com

**TLG REAL ESTATE SERVICES**  
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309  
850.385.6363



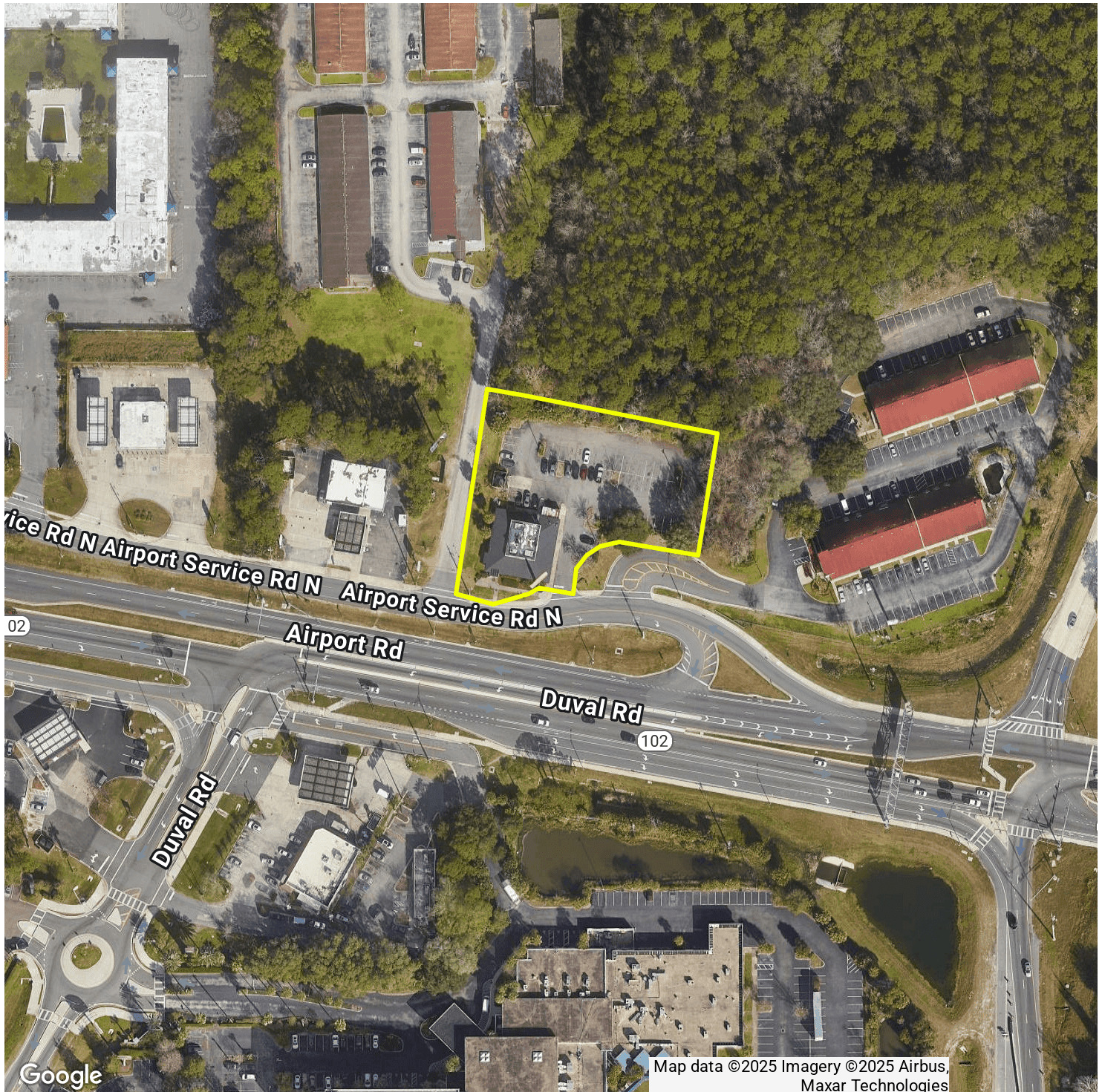




LOCATION MAP

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RETAILER MAP

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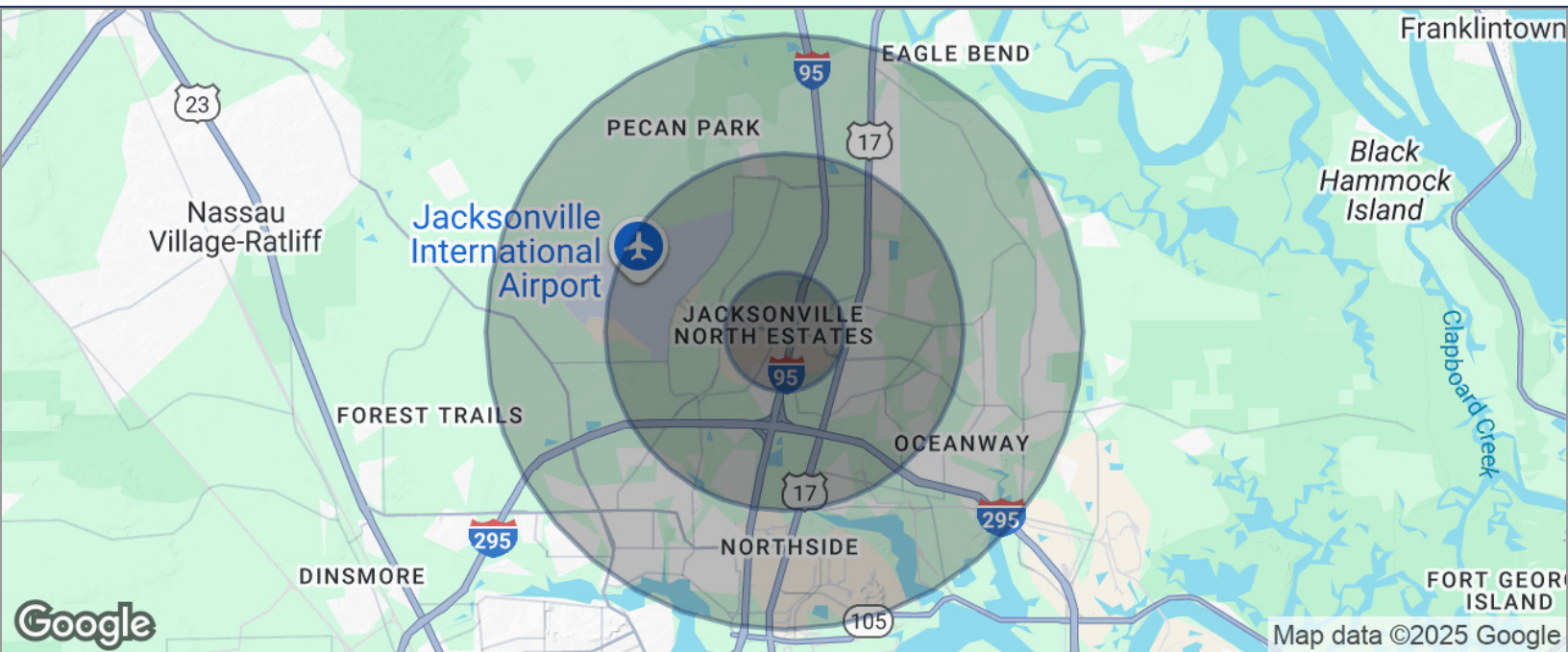




## DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,227	28,583	71,774
MEDIAN AGE	38	39	39
MEDIAN AGE (MALE)	38	38	37
MEDIAN AGE (FEMALE)	39	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,116	11,047	26,757
# OF PERSONS PER HH	2	2.6	2.7
AVERAGE HH INCOME	\$76,451	\$91,864	\$89,046
AVERAGE HOUSE VALUE	\$247,076	\$270,023	\$281,028

\* Demographic data derived from 2020 ACS - US Census

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