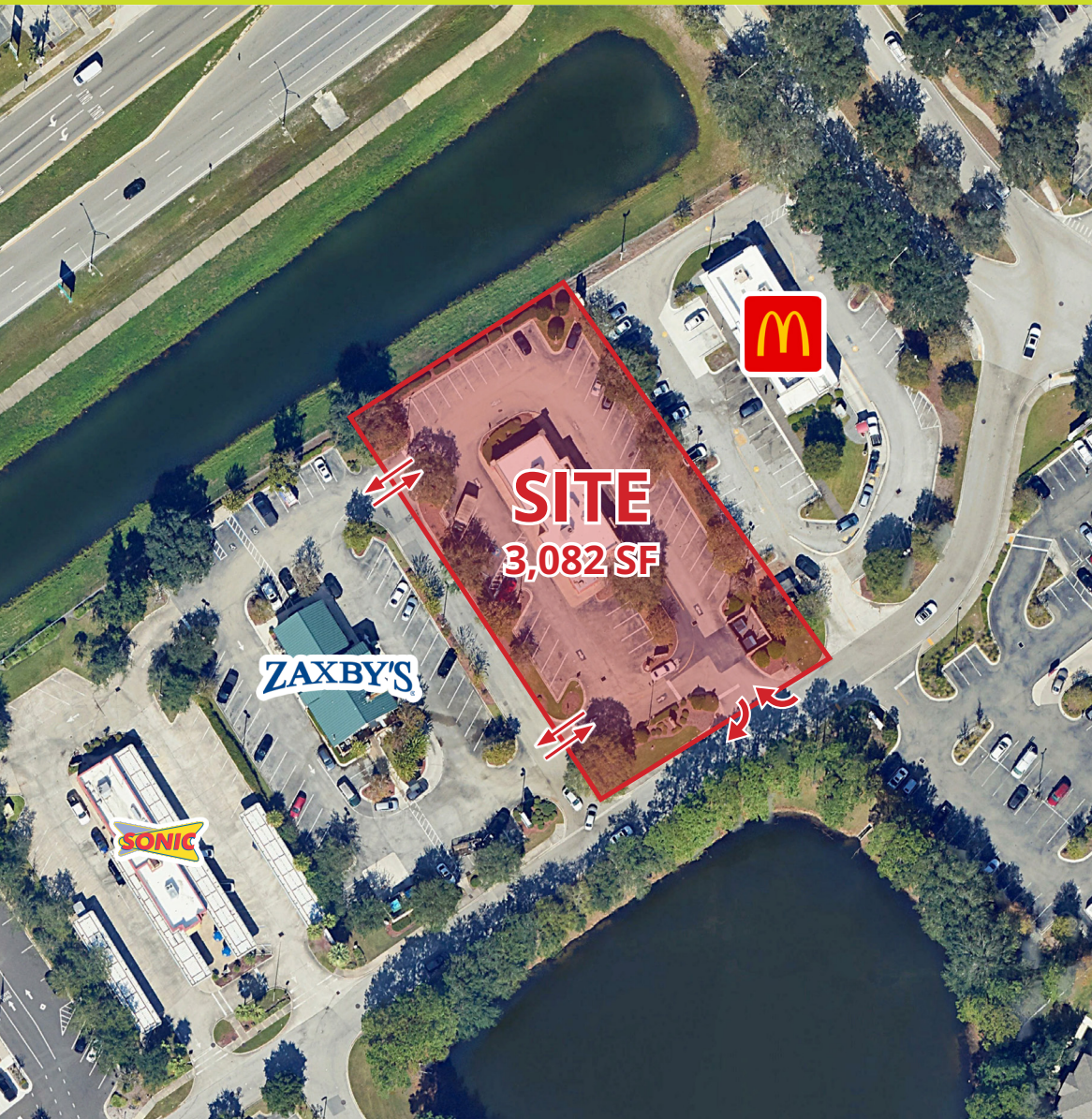


FORMER DRIVE-THRU RESTAURANT AVAILABLE

5752 Butler Point Rd, Jacksonville, FL 32256

FOR LEASE



PROPERTY OVERVIEW

- » **3,082 SF second generation restaurant with drive-thru**
- » Ease of access to I-95 (AADT: 171,000) and J Turner Butler (AADT: 47,000)
- » Excellent visibility and dedicated pylon sign
- » Strong daytime population of 217,543 within a five mile radius
- » Average household income of \$103,388 within a five mile radius

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,428	87,918	201,883
Households	3,747	39,102	89,072
Daytime Pop.	22,047	97,626	217,543
Ave. HH Income	\$93,692	101,250	\$103,388



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