



5,600± SF Second Generation Restaurant and Bar

145 Hilden Road | Ponte Vedra Beach, FL 32081

[View Online](#)

Jason Ryals

Senior Vice President
+1 904 861 1136
jason.ryals@colliers.com

Gina Kline

Senior Associate
+1 904 861 1104
gina.kline@colliers.com

Mike Phillips

Associate Vice President
+1 904 861 1113
mike.phillips@colliers.com

76 S. Laura St., Ste. 1500
Jacksonville, FL 32202
P: +1 904 358 1206
colliers.com/jacksonville
colliers.com/en/p-USA1159354

The image shows the exterior of a curved, tan-colored building for Fionn MacCool's Irish Pub & Restaurant. The building features a central entrance with a wooden door and two side entrances with glass doors. Above the central door is a sign that reads "FIONN MACCOOL'S IRISH PUB & RESTAURANT" in gold lettering. The number "111" is displayed on either side of the main sign. There are several windows with awnings, some of which have signs for "CEAD MILE PAITE" and "TEACH AN OIL". An American flag and an Irish flag are visible near the entrances. A sign in the foreground reads "OPEN AT 11:00".

Property Highlights

- Fully equipped restaurant for sale
- Restaurant equipment included in sale
- Condo association fee - \$1,350/month
- Located in the high-growth, high-income St. Johns County
- Ample parking
- Traffic count on US-1 in front of site: 30,000± AADT

Location Overview

Race track Rd.: 23,000± AADT



Nocatee Pkwy: 12,000± AADT

Nocatee Town Center



Durbin Pavillion

Logos for Walmart, Petco, Burlington, Old Navy, Ulta, Ross Dress for Less, and Five Below.

Beachwalk
Approx. 1,260 homes

GR-2-10: 27,500± AADT

Lakeside Academy
Approx. 1,367 students

Nease High School
Approx. 2,163 students

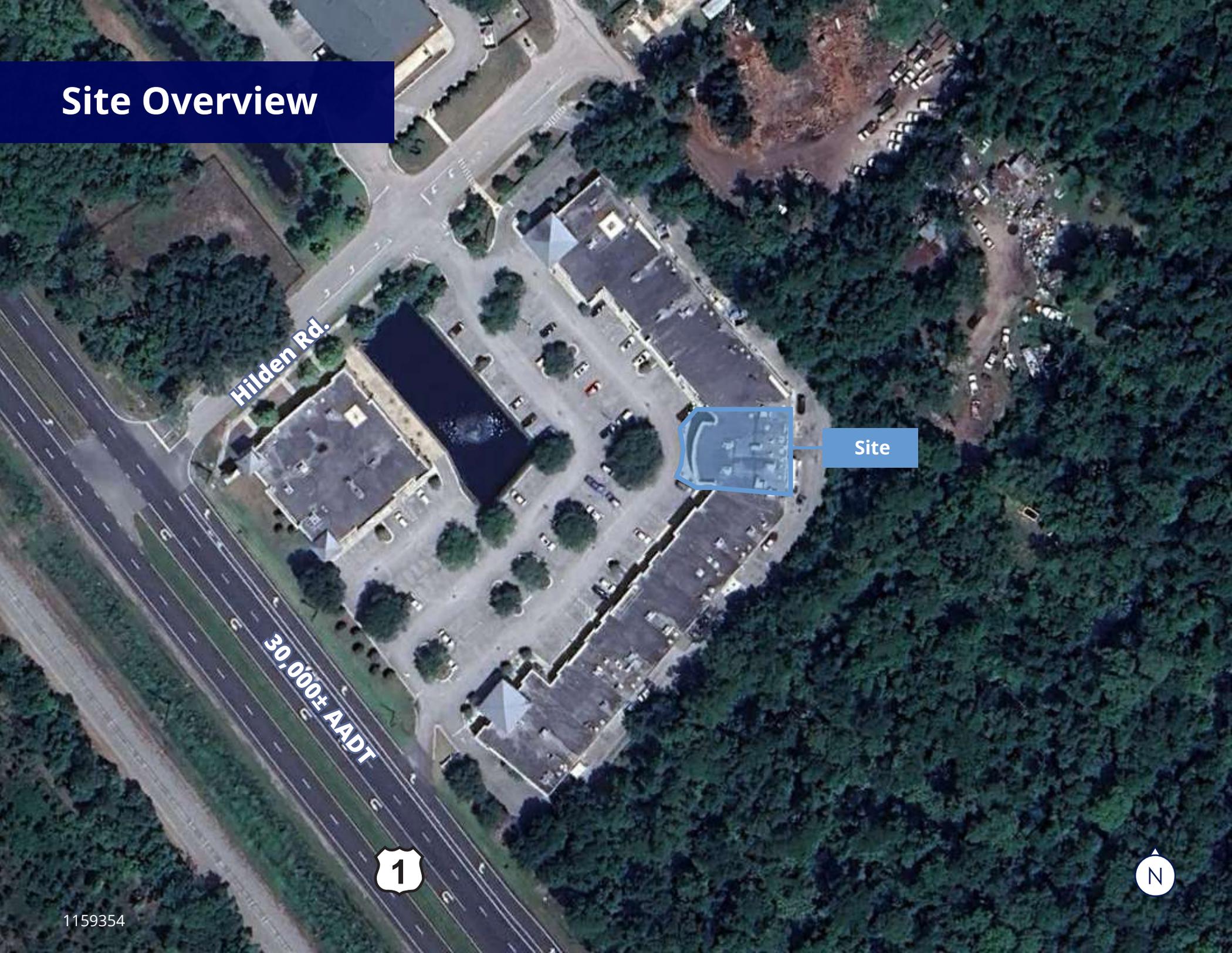
★ Site

30,000± AADT

St. Johns Golf and
Country Club
Approx. 800 homes



Site Overview



Hilden Rd.

30,000± AADT



Site



Photo Gallery





Market Overview

145 Hilden Rd, Ponte Vedra, Florida, 32081
15 minutes

Household & population characteristics



\$122,444

Median household income



\$556,266

Median home value



75.0%

Owner occupied housing units



40.3

Median age



50.7%

Female population



62.3%

% Married (age 15 or older)

Annual lifestyle spending



\$5,571

Travel



\$59

Tickets to Movies



\$172

Theatre/Operas/Concerts



\$152

Admission to Sports Events



\$15

Online Gaming Services

Households & population



85,882

Current total population



99,665

5 Year total population



31,764

Current total households



36,904

5 year total households

Education

2%

No high school diploma



13%

High school graduate



24%

Some college



61%

Bachelor's/graduate/prof degree

Business



2,406

Total businesses



23,148

Total employees

Annual household spending



\$3,661

Apparel & Services



\$341

Computers & Hardware



\$6,158

Eating Out



\$10,564

Groceries



\$11,216

Health Care

Employment



78%

White collar



12%

Blue collar

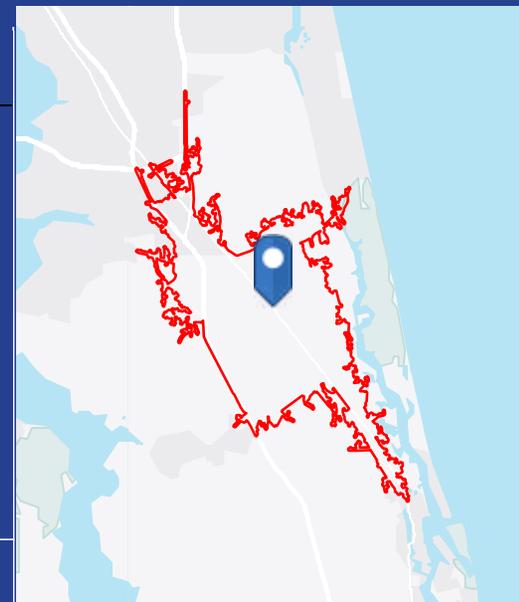


10%

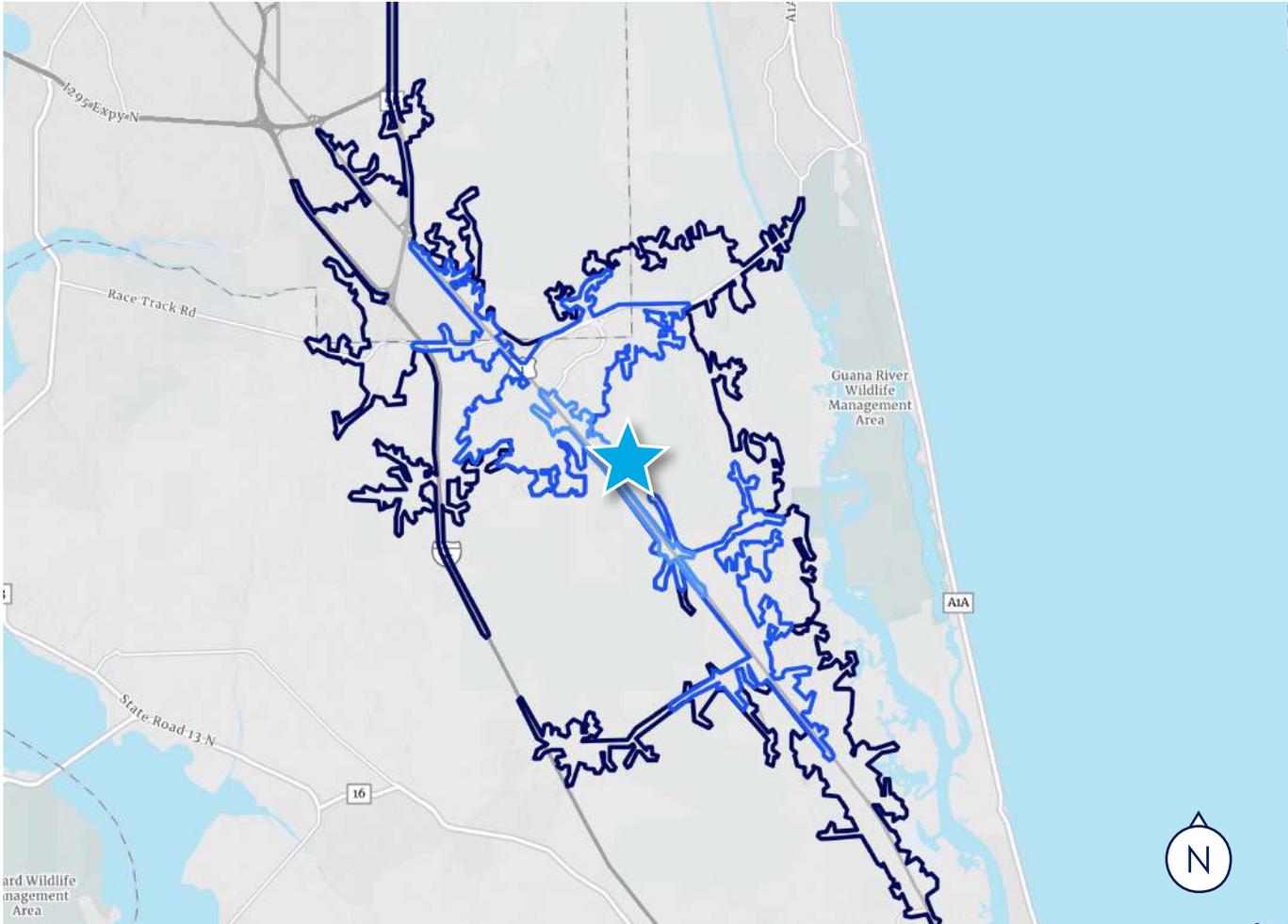
Services

3.9%

Unemployment rate



Trade Area



Demographics

Source: ESRI Business Analyst



Population
2025

5 Minutes		1,184
10 Minutes		24,086
15 Minutes		85,882



Average
Disposable
Income
2025

5 Minutes		\$159,666
10 Minutes		\$152,247
15 Minutes		\$133,059



Median HH
Income
2025

5 Minutes		\$143,874
10 Minutes		\$141,911
15 Minutes		\$122,444



Average
HH Income
2025

5 Minutes		\$213,093
10 Minutes		\$202,618
15 Minutes		\$175,192



Colliers
76 S. Laura St., Ste. 1500
Jacksonville, FL 32202
P: +1 904 358 1206
colliers.com/en/p-USA1159354

Jason Ryals
Senior Vice President
+1 904 861 1136
jason.ryals@colliers.com

Gina Kline
Senior Associate
+1 904 861 1104
gina.kline@colliers.com

Mike Phillips
Associate Vice President
+1 904 861 1113
mike.phillips@colliers.com

Disclaimer: This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). ©2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC