

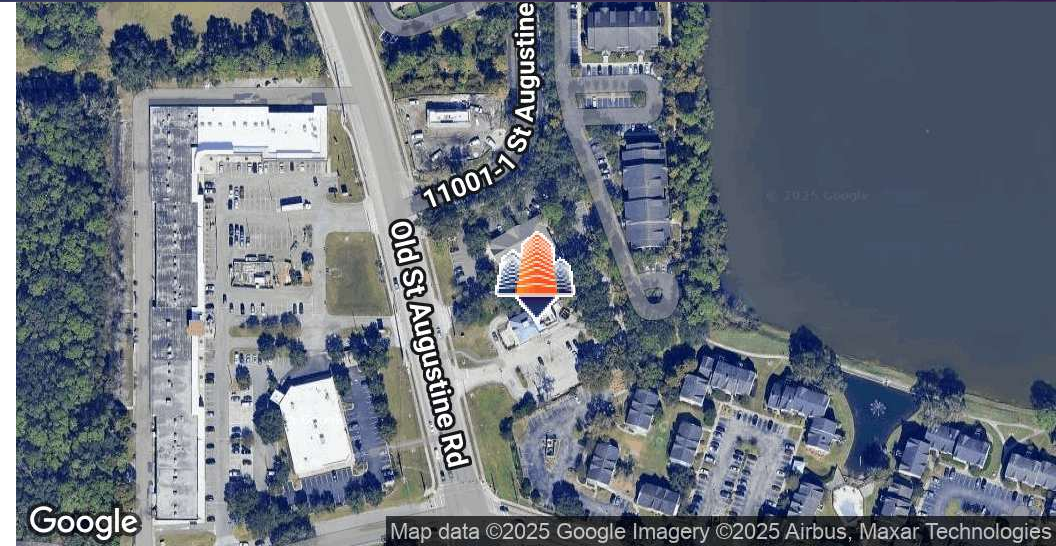
2nd Gen Drive-Thru QSR

11031 Old Saint Augustine Rd, Jacksonville, FL 32257



EQUITY
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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Free-Standing Drive-Thru 2nd Gen Restaurant Available
- Strong Ingress / Egress with Full Access
- 56,000+ cars per day on the intersection of Losco Rd and Old St Augustine
- Exclusive Parking (47 spaces) and Monument Signage
- Adjacent to a Publix Power Center. Publix sees over 1m visitors per year with an additional 2.5m visitors for the rest of the Center
- Subject Property is ¼ of a mile from 295 which has both an on and off ramp
- 700 SF patio

OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	0.99 Acres
Building Size:	2,687 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,377	29,621	60,519
Total Population	15,041	73,348	145,449
Average HH Income	\$94,455	\$119,009	\$116,633

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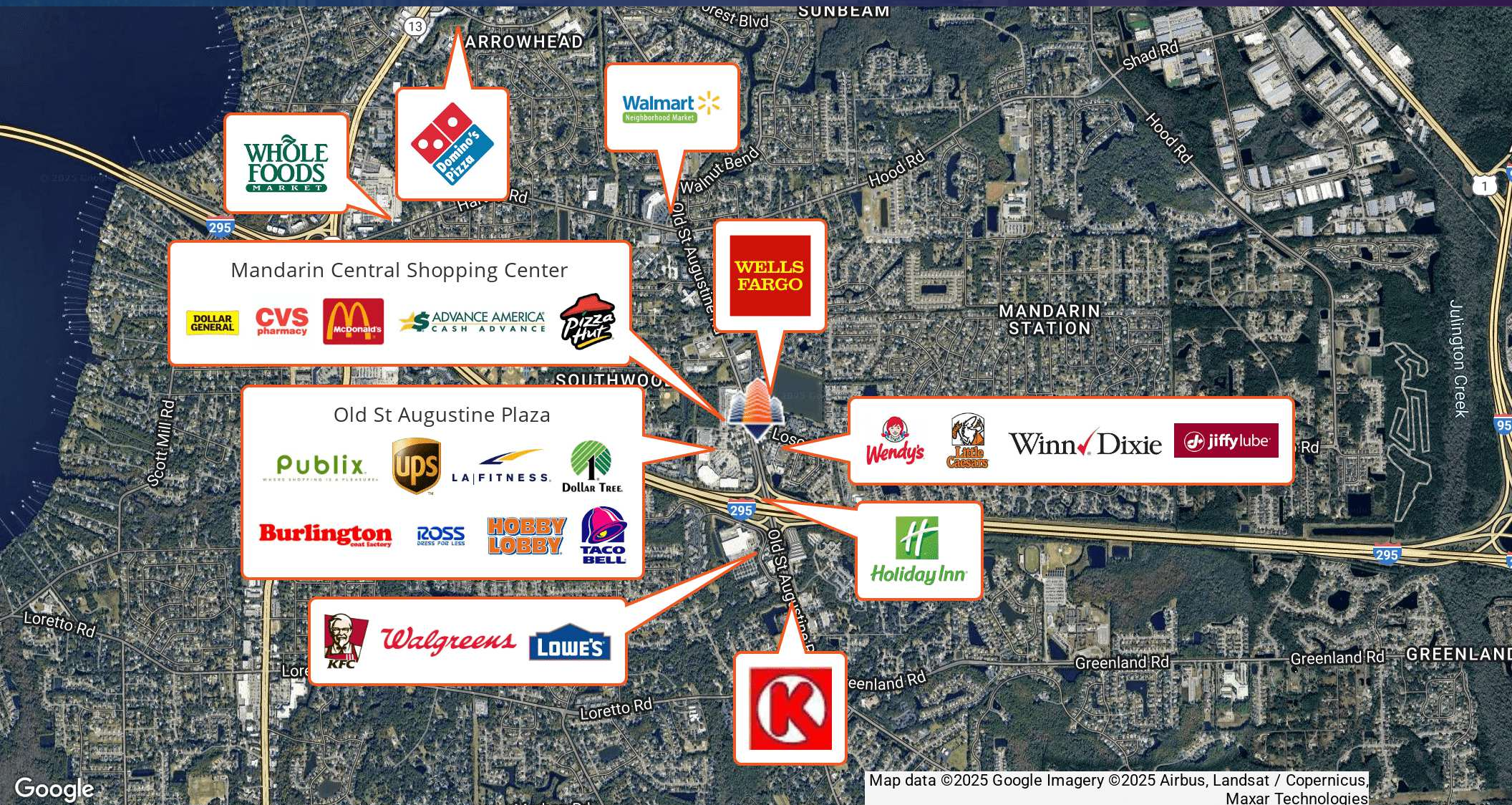
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RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

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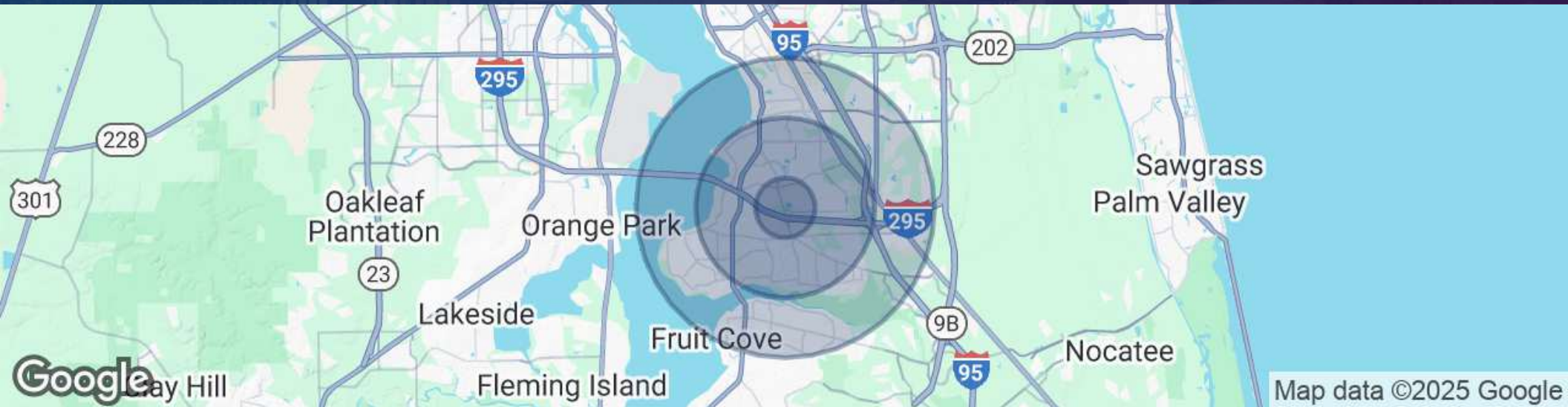
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,041	73,348	145,449
Average Age	42	43	42
Average Age (Male)	40	41	41
Average Age (Female)	44	44	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,377	29,621	60,519
# of Persons per HH	2.28	2.45	2.37
Average HH Income	\$94,455	\$119,009	\$116,633
Average House Value	\$368,200	\$413,179	\$447,273

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