

FOR SALE

11475 SAN JOSE BLVD



2929 Plummer Cove Rd., Suite 2
Jacksonville, FL 32223

Jacksonville, FL 32223



OFFERING SUMMARY

Sale Price:	\$2,995,000
Building Size:	4,990 SF
Lot Size:	0.90 Acres
Price / SF:	\$600.20
Year Built:	1968
Renovated:	2021
Zoning:	CCG-1

PROPERTY OVERVIEW

Positioned in the heart of one of Jacksonville's most established corridors, this property offers a 4,990 +/- SF freestanding building on 0.90 acres. With a recent expansion of an outdoor patio (approximately 23' x 50') offers more seating and entertainment. Currently configured as a restaurant and bar, the property has a turnkey kitchen with hood system and two (2) walk-in coolers.

The site benefits from CCG-1 zoning, providing flexibility for a variety of commercial uses. With visibility along San Jose Boulevard, the property is exposed to a traffic count of over 57,500 AADT.

This property is excellent for a restaurant/bar opportunity. Seller may consider a leaseback. The business name, all licensing, furniture, fixtures and equipment are negotiable. Call for more details.

PROPERTY HIGHLIGHTS

- Excellent Mandarin location with over 57,500 AADT
- CCG-1 zoning allows for flexibility of retail uses
- Turnkey kitchen/bar with newly added patio area
- Abundance of parking

PRESENTED BY:

AMANDA KINKADE

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EXECUTIVE SUMMARY

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ADDITIONAL PHOTOS

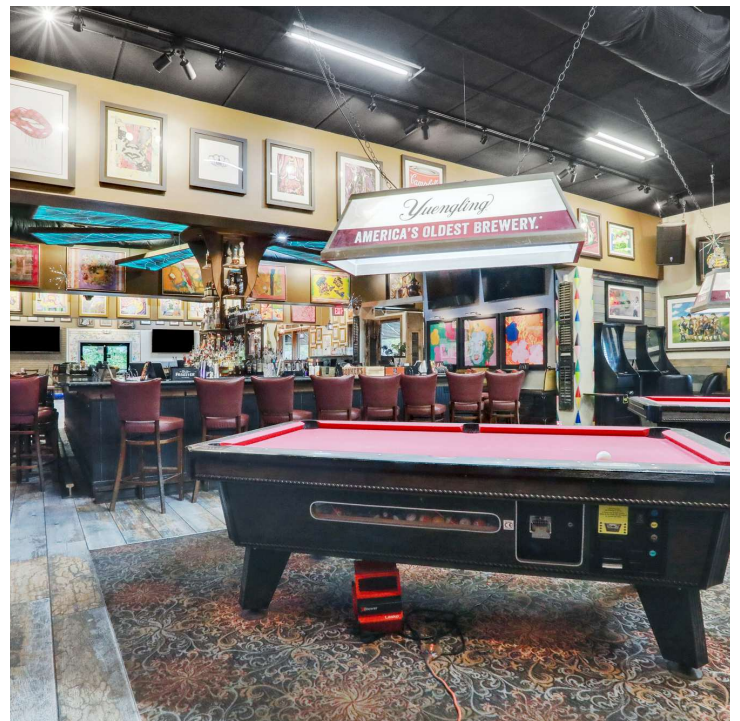
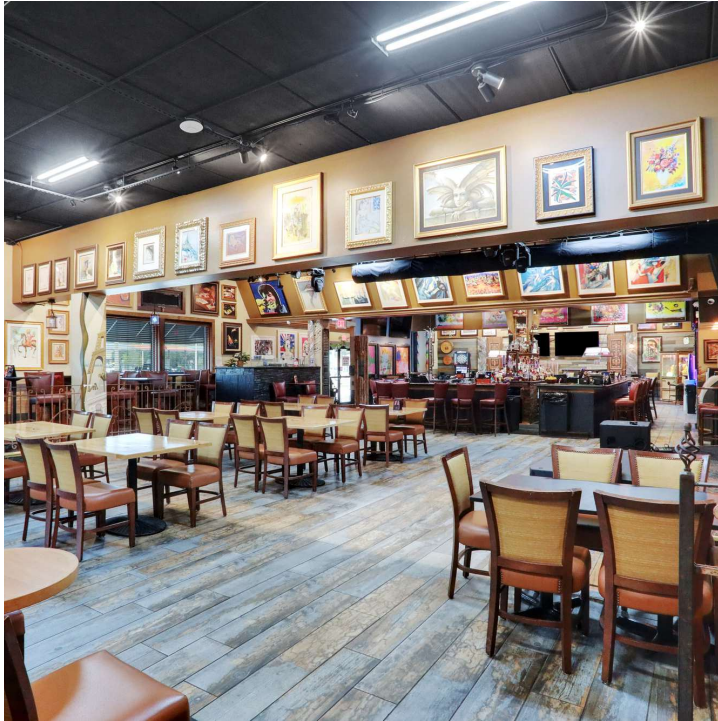
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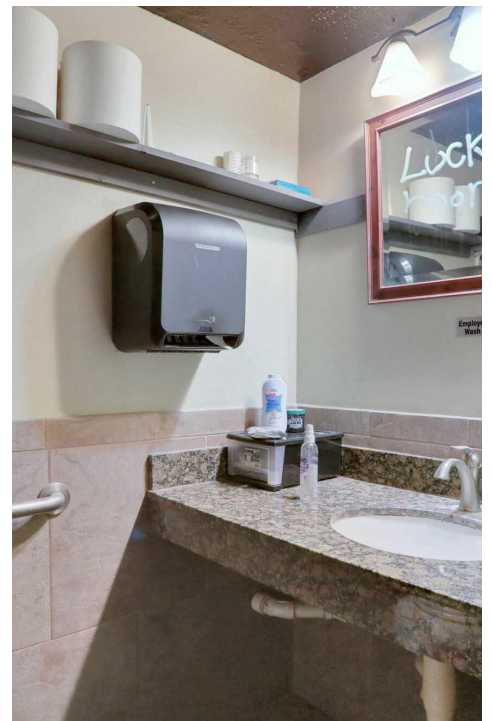
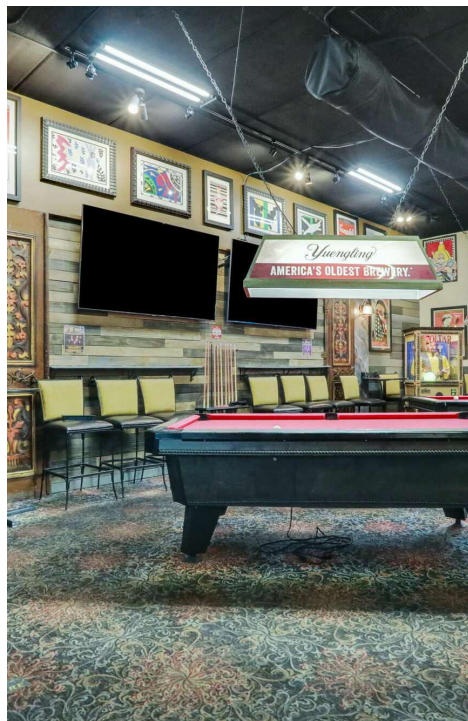
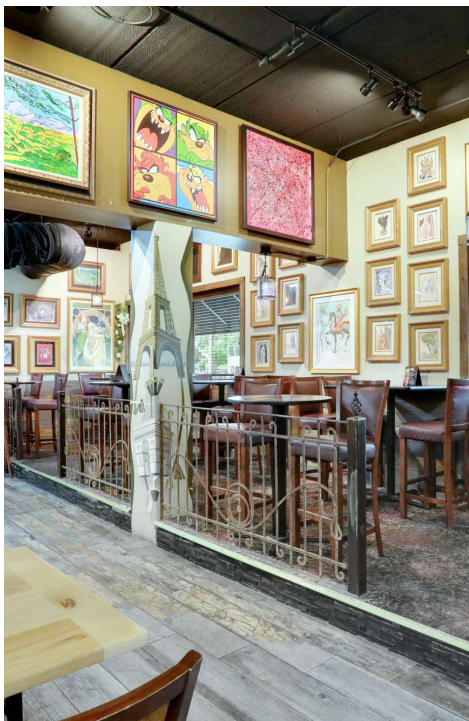
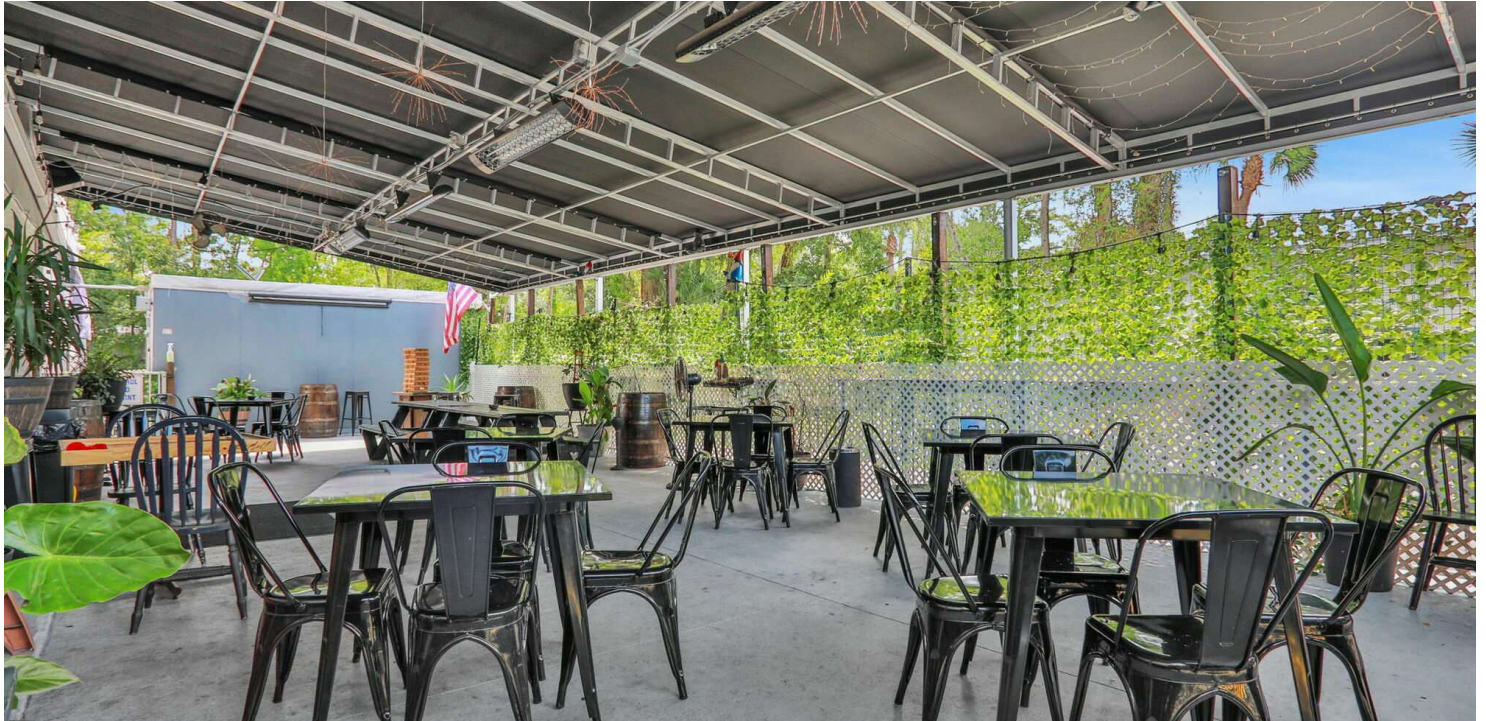
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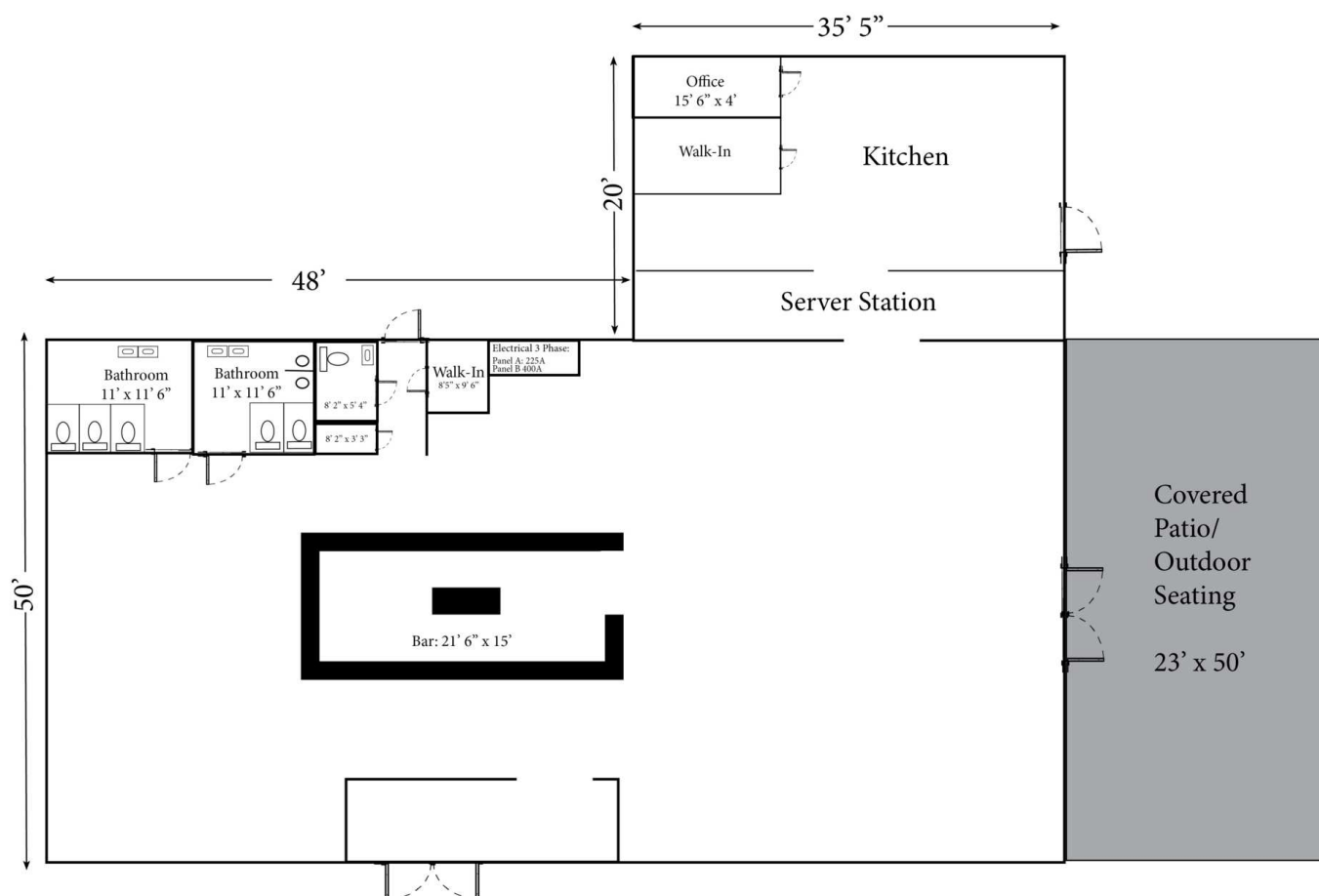
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PLANS

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LOCATION OVERVIEW

Located at 11475 San Jose Boulevard, Jacksonville, FL 32223, the property sits directly on San Jose Boulevard just south of I-295, in the Mandarin area of Jacksonville. Easy access to I-295, the site offers convenient connectivity to Downtown Jacksonville and St. Johns County.

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LOCATION MAP

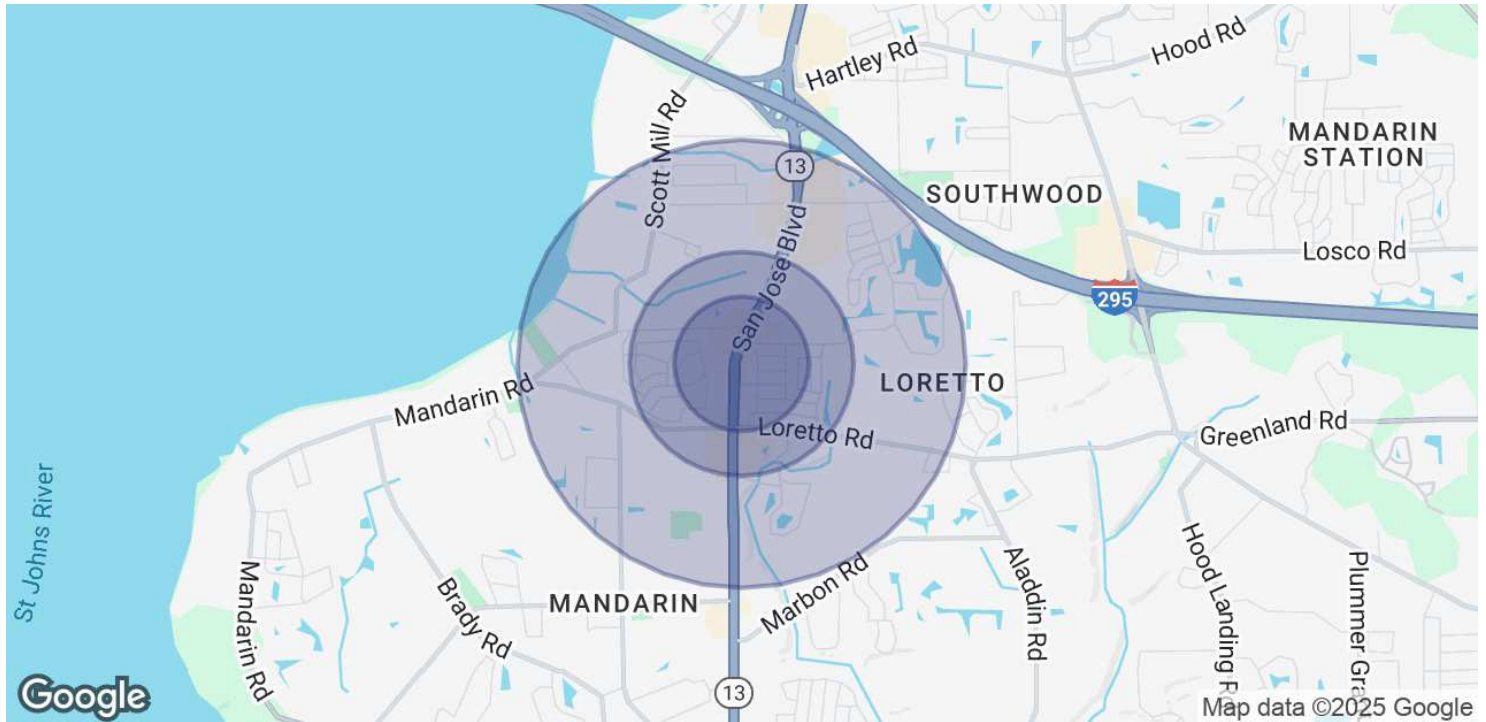
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,123	2,446	8,387
Average Age	41	42	44
Average Age (Male)	39	40	43
Average Age (Female)	42	43	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	504	1,072	3,512
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$113,939	\$116,596	\$116,663
Average House Value	\$395,619	\$409,440	\$387,185

Demographics data derived from AlphaMap

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