



Middleburg, FL
(Jacksonville MSA)
**2475 Blanding
BLVD
For Lease**

Fully Equipped 2nd Generation
Restaurant Endcap with Drive-
Thru

2475 Blanding BLVD, Middleburg, FL 32068

FOR LEASE
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CEDAR RIVER SEAFOOD

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RE/MAX Market Force hereby advises all prospective purchasers of Net Leased property as follows:

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release RE/MAX Market Force Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

Summary

Price per SF:	Call For Details
Structure	NNN
Square Footage	4,800 to 5,600SF
Parking	60+
Zoning	BB
Type	Restaurant

Drive Thru Window

Drive Thru

MARKET FORCE is pleased to present this exclusive lease opportunity on in the Palmetto Plaza Commerce Center at 2475 Blanding BLVD, 32068.

- Fully Built out 2nd Generation Restaurant Space with Drive-Thru Capability.
- Median Cut on Blanding BLVD allows access from both South and North-bound lanes.
- Cross Access to McDonald's and Wells Fargo- both significant traffic drivers per Placer.AI
- Hood, Walk-in Cooler & Freezer, 150+ Seating Capacity(SFS Liquor License Available)

WELLS FARGO

Drive Thru Window

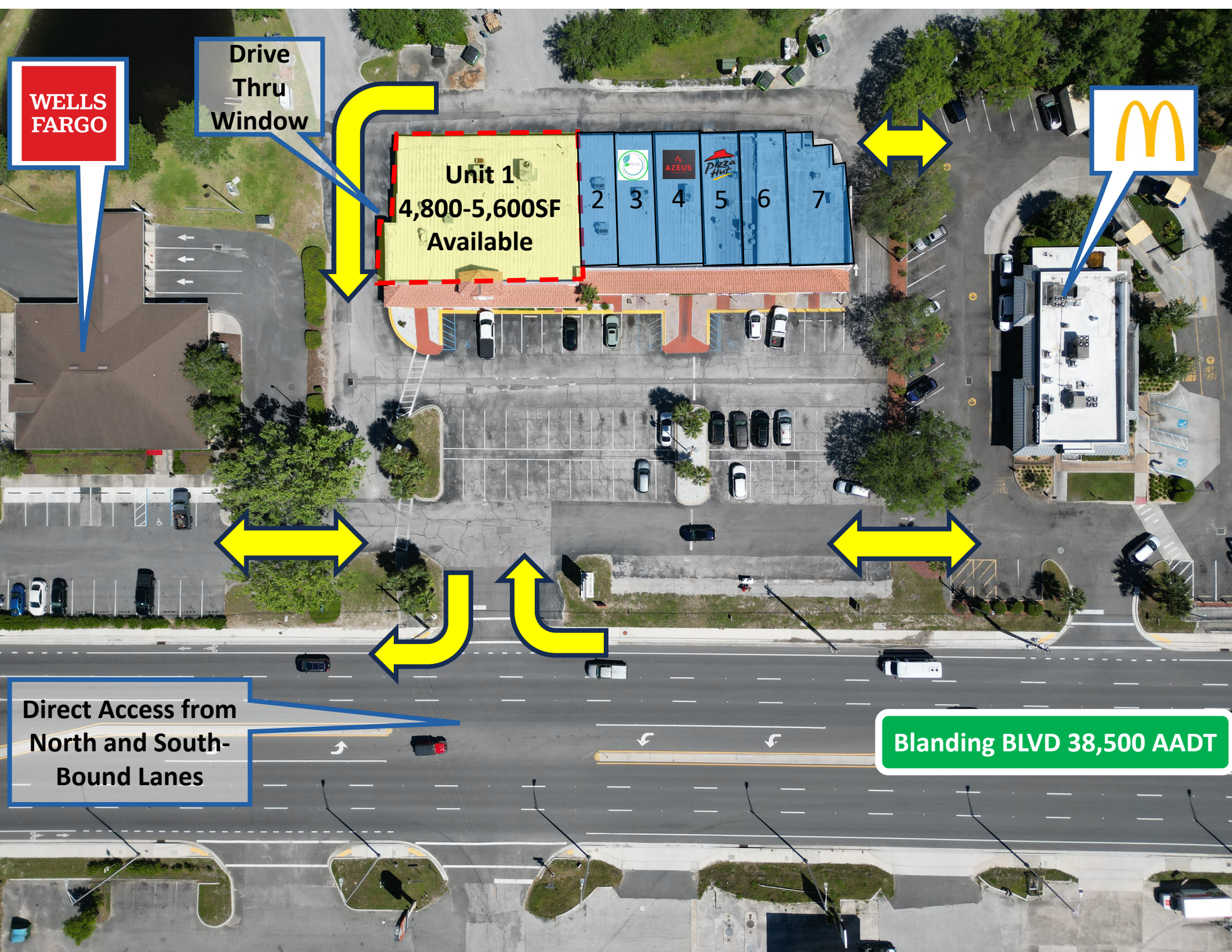


Unit 1
4,800-5,600SF
Available

2 3 4 5 6 7

Direct Access from North and South-Bound Lanes

Blanding BLVD 38,500 AADT





Entrance Foyer



Dining Room



Kitchen



Drive-Thru Window



Subject Property






Google Earth

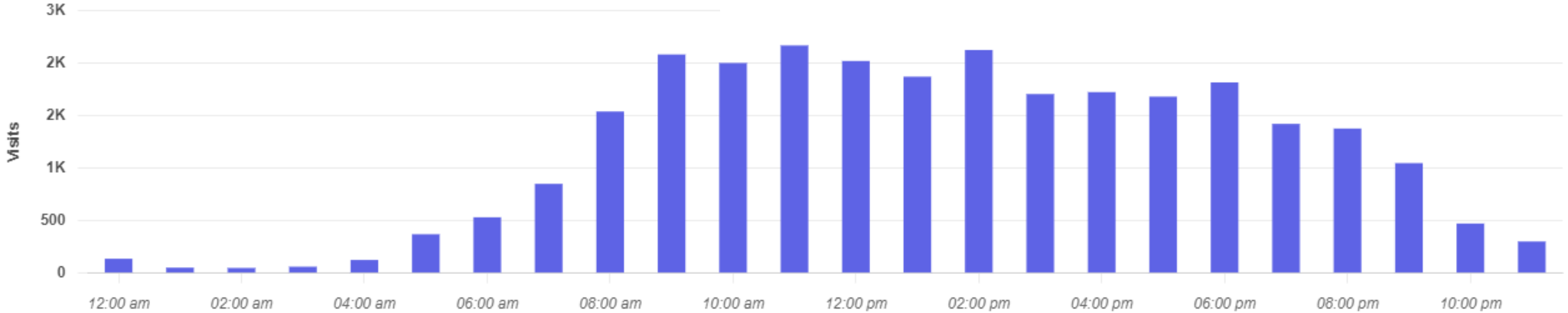
Trade Area Map

2475 Blanding BLVD- Palmetto Plaza

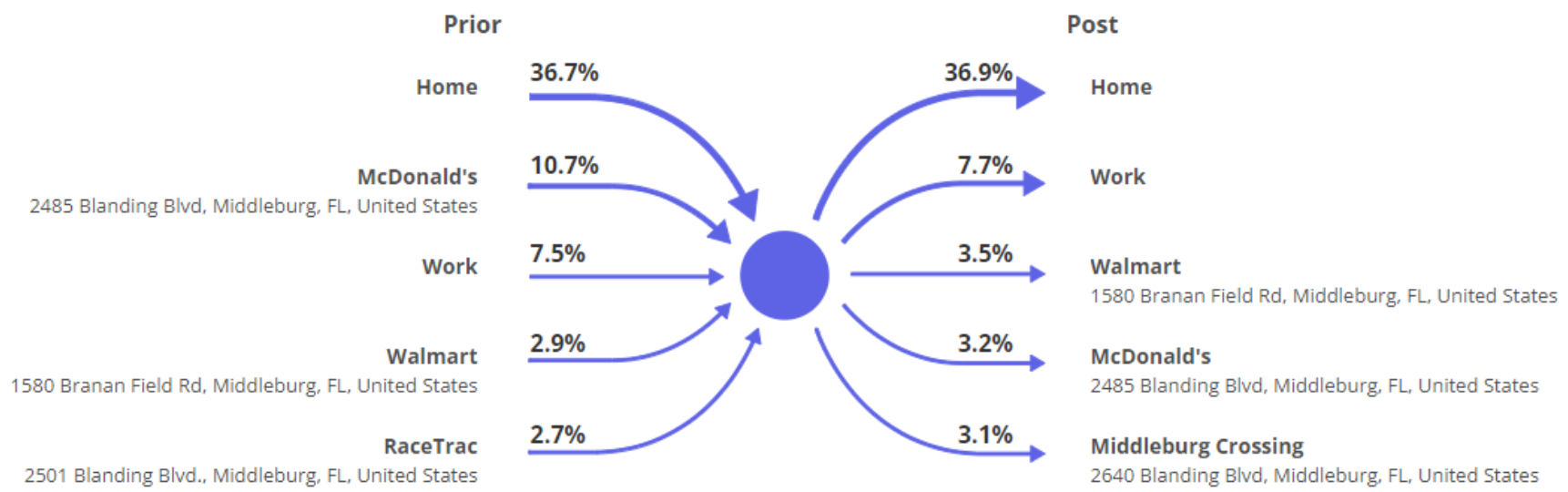
Monthly Visits: 20K

Unique Visitors: 12K

Tenants / Category	Visits
 Azeus Smoke & Vape Stores & Services 2475 Blanding Blvd #4, Middleburg, 32068, FL	8.6K (+29%)
 Wells Fargo Banks & Financial Services 2465 Blanding Blvd, Middleburg, 32068, FL	7.2K (+9%)
 Pizza Hut Fast Food & QSR 2475 Blanding Blvd Ste 5, Middleburg, 32068, FL	2.3K (+15%)



Hourly Visits



Visitor Journey

MARKET FORCE

COMMERCIAL

Lease specifics and more details available on request.

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