

FOR LEASE - YELLOW BLUFF SQUARE

12400 Yellow Bluff Road, Jacksonville FL (At Corner Of Yellow Bluff Rd & New Berlin Rd)



PROPERTY HIGHLIGHTS

- Existing restaurant space 5760 sf - end cap with patio - will subdivide for right concept down to 2880 sf up to 5760 sf
- At this intersection is a recently built Publix, Zaxby's, Community First Credit Union, Gate, Walgreens, Gate Express Car Wash, McDonald's, UF Health and Baptist Primary Care also at this intersection.
- Stop light with curb cuts on New Berlin Road, Yellow Bluff Road, plus Burkit Lane.
- Busy co-tenants that include Subway, Dick's Wings, Yoga Den, Scooter's Coffee

Stanton Hudmon, CCIM

904.398.1044 / stanton@psrps.com

Pine Street/RPS / 904.398.1044 / 2650-2 Rosselle Street, Jacksonville, FL 32204 / pinestreetrps.com

Information provided is deemed accurate, but subject to errors and/or omissions.



Pine Street / RPS

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Yellow Bluff Square



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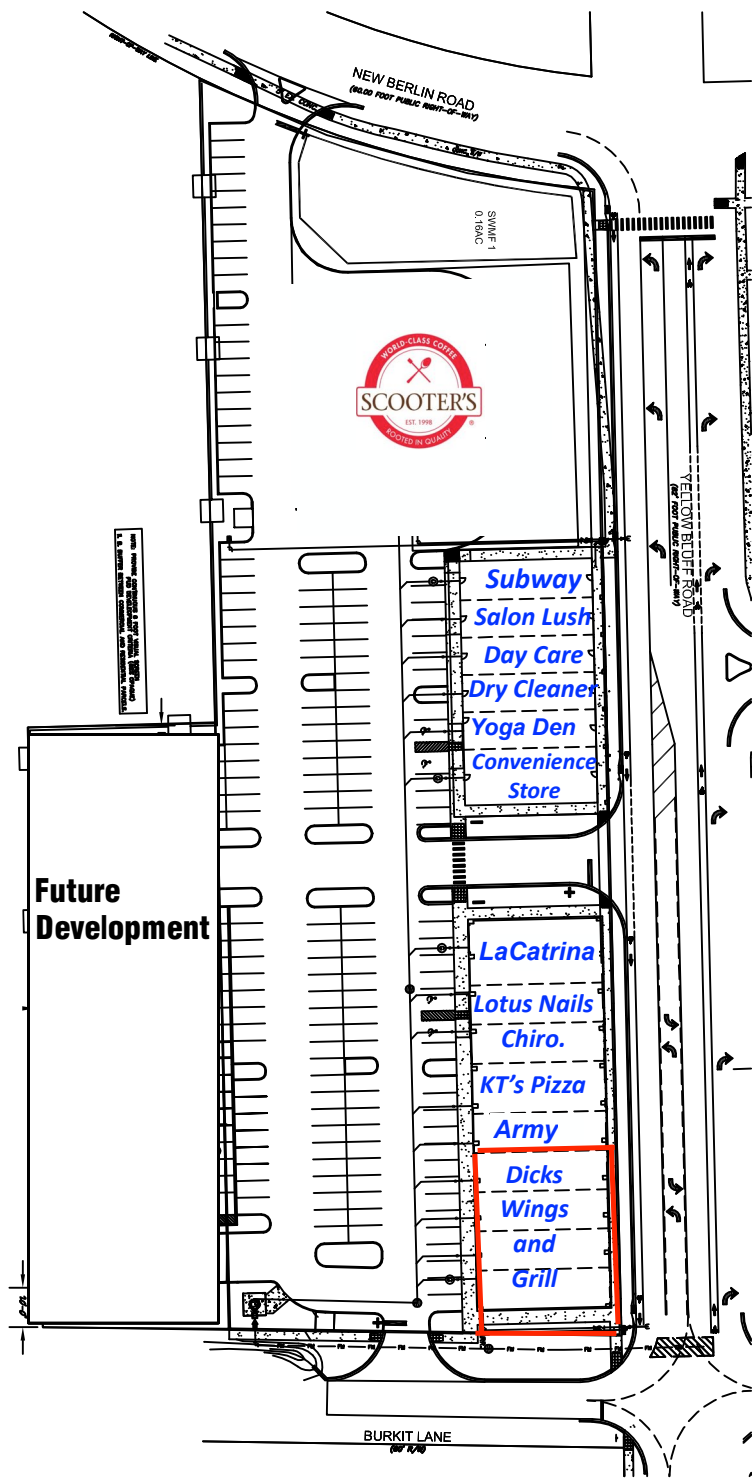
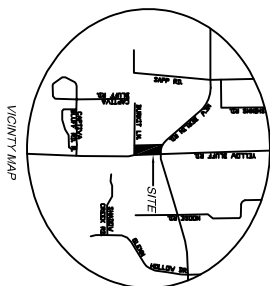
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Pine Street / RPS



SHADE 1
0.18AC

Future
Development

Subway
Salon Lush
Day Care
Dry Cleaner
Yoga Den
Convenience
Store

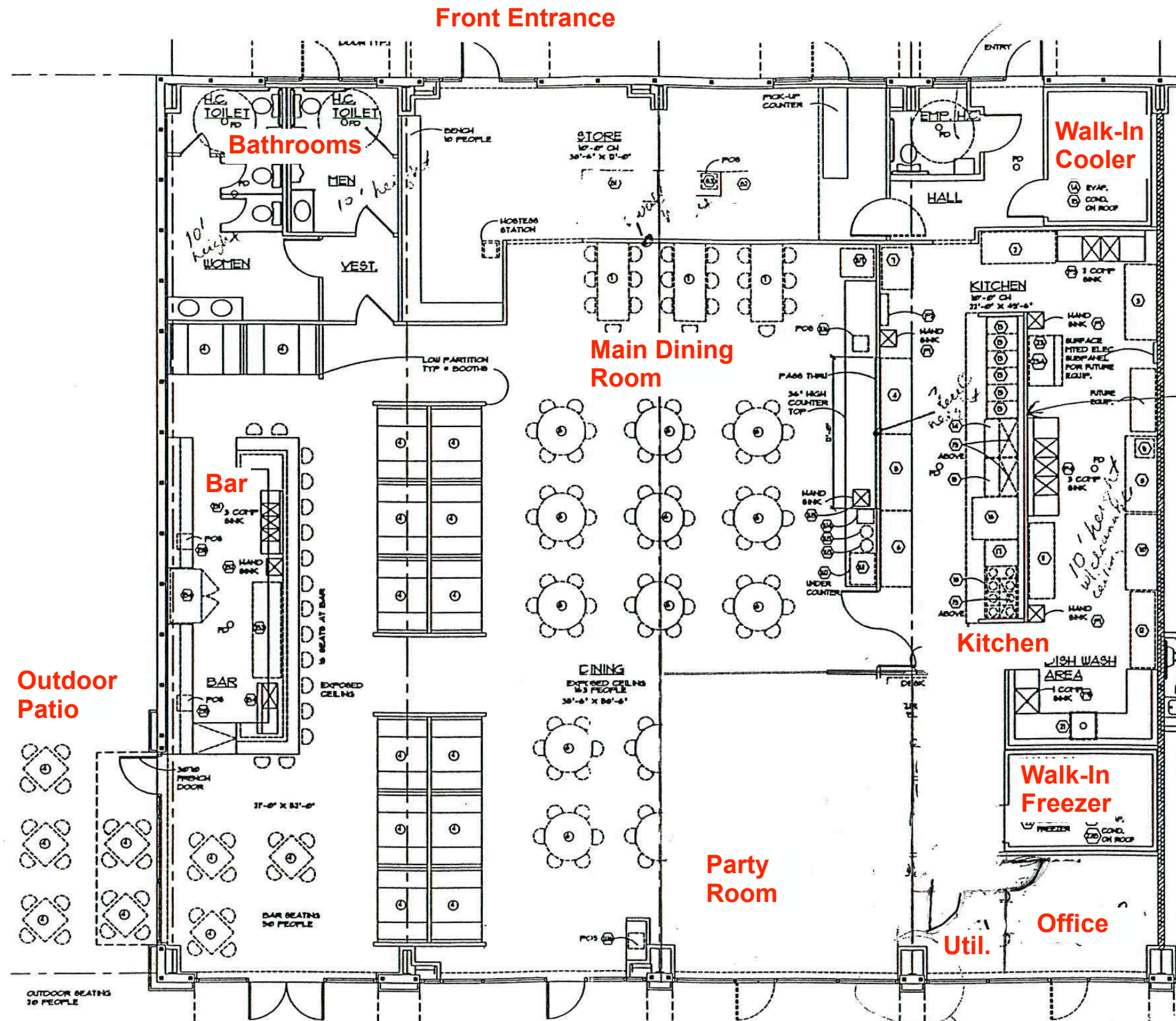
LaCatrina
Lotus Nails
Chiro.
KT's Pizza
Army

Dicks
Wings
and
Grill

BURKIT LANE
Rt. 746



Pine Street/RPS, LLC - 904.398.1044



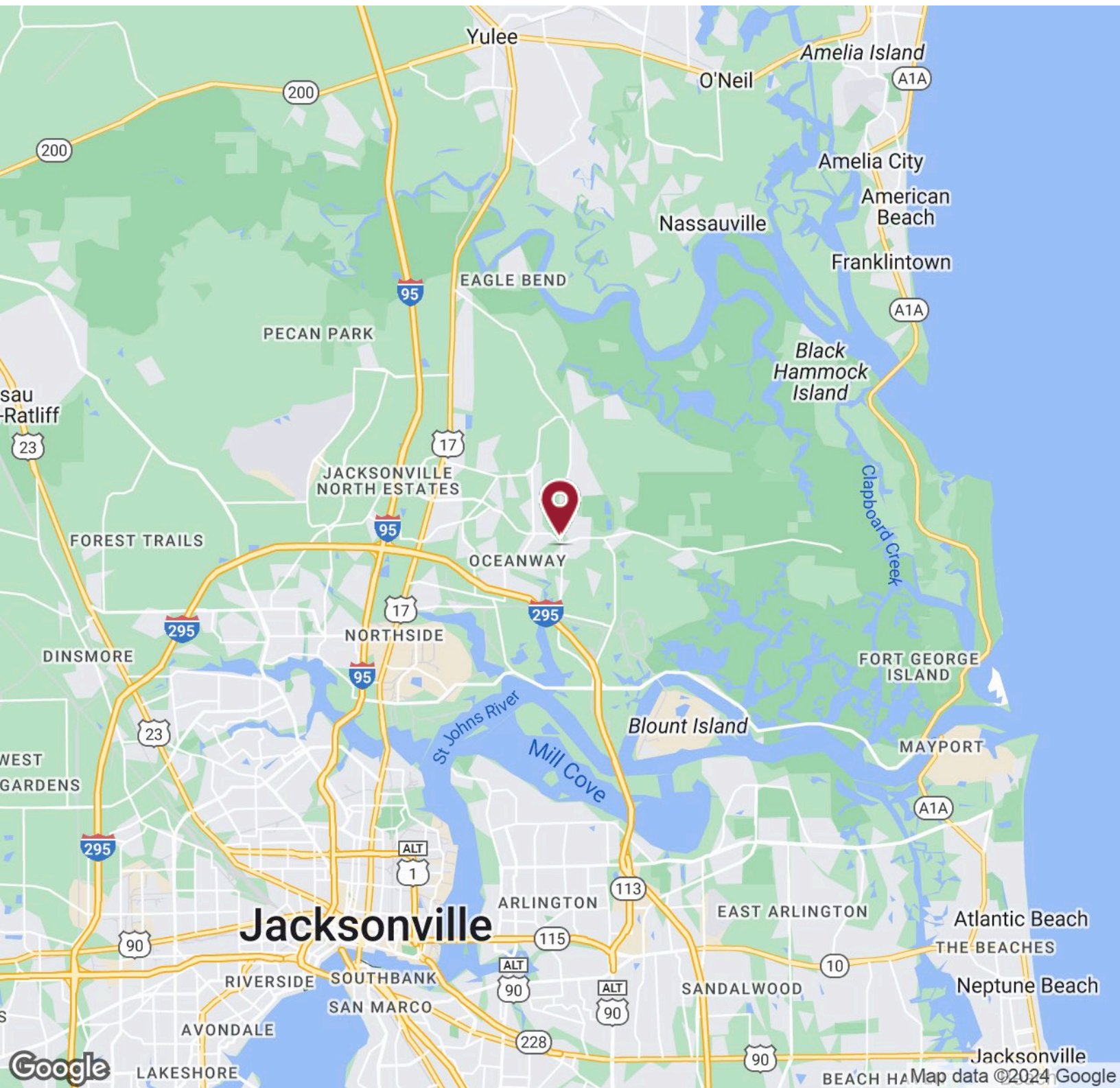
Dick's Wings Space
5760 sf - 4 bays of
1440 sf each

Each bay is 1440 sf
(20'x72')

Landlord will
demise down to
2880 sf or 4320 sf
and move kitchen
over

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Demographic Summary Report

Building 100 12400 Yellow Bluff Rd, Jacksonville, FL 32226

Building Type: **General Retail** Total Available: **7,200 SF**
 Secondary: **Restaurant** % Leased: **100%**
 GLA: **12,140 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **2007**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	5,341	26,961	47,713
2023 Estimate	5,004	25,474	44,979
2010 Census	3,633	19,881	34,449
Growth 2023 - 2028	6.73%	5.84%	6.08%
Growth 2010 - 2023	37.74%	28.13%	30.57%
2023 Population by Hispanic Origin	460	2,524	4,028
2023 Population	5,004	25,474	44,979
White	3,764 75.22%	18,730 73.53%	31,127 69.20%
Black	806 16.11%	4,515 17.72%	10,446 23.22%
Am. Indian & Alaskan	21 0.42%	120 0.47%	202 0.45%
Asian	248 4.96%	1,234 4.84%	1,779 3.96%
Hawaiian & Pacific Island	11 0.22%	36 0.14%	46 0.10%
Other	154 3.08%	840 3.30%	1,378 3.06%
U.S. Armed Forces	90	557	1,027
Households			
2028 Projection	1,926	9,660	17,569
2023 Estimate	1,802	9,116	16,524
2010 Census	1,302	7,089	12,494
Growth 2023 - 2028	6.88%	5.97%	6.32%
Growth 2010 - 2023	38.40%	28.59%	32.26%
Owner Occupied	1,574 87.35%	7,442 81.64%	12,402 75.05%
Renter Occupied	228 12.65%	1,673 18.35%	4,121 24.94%
2023 Households by HH Income	1,802	9,116	16,524
Income: <\$25,000	201 11.15%	1,116 12.24%	2,323 14.06%
Income: \$25,000 - \$50,000	278 15.43%	1,663 18.24%	3,246 19.64%
Income: \$50,000 - \$75,000	308 17.09%	1,651 18.11%	2,956 17.89%
Income: \$75,000 - \$100,000	317 17.59%	1,524 16.72%	2,673 16.18%
Income: \$100,000 - \$125,000	297 16.48%	1,309 14.36%	2,405 14.55%
Income: \$125,000 - \$150,000	133 7.38%	515 5.65%	778 4.71%
Income: \$150,000 - \$200,000	167 9.27%	755 8.28%	1,341 8.12%
Income: \$200,000+	101 5.60%	583 6.40%	802 4.85%
2023 Avg Household Income	\$95,555	\$93,014	\$86,833
2023 Med Household Income	\$83,990	\$77,100	\$72,485