

# VACANT FREE STANDING BUILDING

13070 CITY STATION DRIVE  
JACKSONVILLE, FL 32218

**FOR SALE OR LEASE**

**PURCHASE PRICE: \$4,300,000**

**LEASE RATE: \$40 PER SF +NNN**



**SVR**  
Commercial

**CONFIDENTIAL OFFERING MEMORANDUM**

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by SVR Commercial, LLC in compliance with all applicable fair housing and equal opportunity laws.



Exclusively Presented By: SVR Commercial, LLC | Jacksonville, FL

100 Fairway Park Blvd

Unit 2200

Ponte Vedra Beach, FL 32082

## Exclusive Sales Representatives



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## OVERVIEW:

This vacant 6,400 sqft retail property, located at 13070 City Station Drive in Jacksonville, FL, offers a spacious and versatile layout in a high-traffic area ideal for dining establishments. Situated in a prime commercial zone near River City Marketplace, this property enjoys significant foot traffic and excellent visibility. Its generous floor plan provides ample space for kitchen, dining, and bar areas, accommodating a range of restaurant concepts from casual to fine dining. With nearby retail stores, hotels, and residential communities, this location promises strong customer potential for a new tenant or owner-operator in the vibrant Jacksonville market.

## PROPERTY DETAILS:

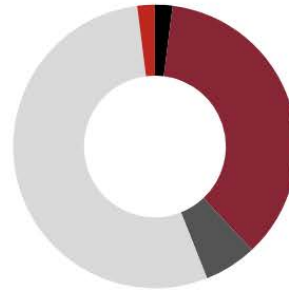
Address:	13070 City Station Dr Jacksonville, FL 32218
Building Size:	±6,434 SF
Patio Size:	±1,000 SF
Lot Size:	±1.29 AC
Parking Spaces:	±99

## PROPERTY HIGHLIGHTS:

- Freeway frontage
- Lowe's outparcel
- Located ±4 miles from the Jacksonville International Airport
- Tenants in the center include Walmart, BJ's Wholesale Club, Burlington, PetSmart, Best Buy, OfficeMax, Ashley Store, Old Navy, Home Goods and more

## Ethnicity

Asian	2%	White	54%
Black	36%	Other	2%
Hispanic	6%		



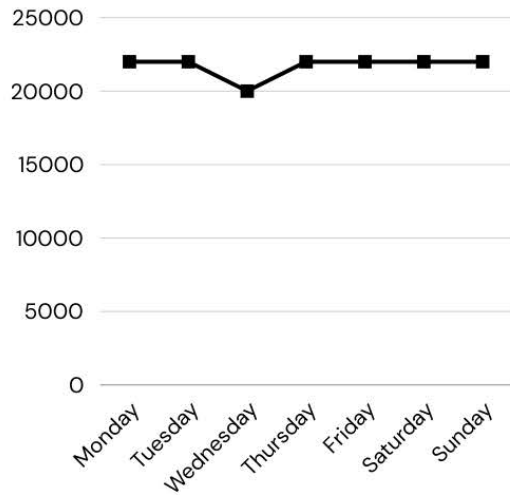
## Per Capita Spending

Average Weekly Spending Per Capita on Dining & Drive-In



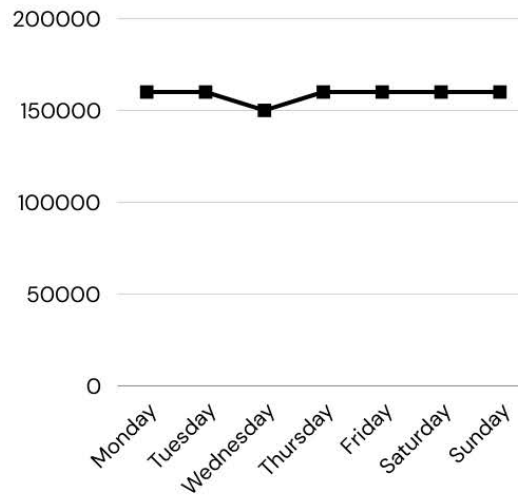
## Average Daily Traffic

Daily Traffic Volume: Airport Rd.



## Average Daily Traffic

Daily Traffic Volume: I-95



## Site Demographics: 3 Mile Radius

- ★ Residential Population **20.8k**
- ★ Daytime Population **12.7k**
- ★ Avg Household Income **\$65.6k**
- ★ Med Household Income **\$54.9k**

# INVESTMENT HIGHLIGHTS

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## **GREAT LOCATION**

Located at 13070 City Station Drive in Jacksonville, FL area, this vacant single-tenant restaurant offers a prime leasing or purchase opportunity for a food service business. The building features an open floor plan with ample indoor seating, a fully-equipped kitchen, and modern interior finishes, making it ready for a seamless move-in.

## **HIGH VISIBILITY AREA**

Situated in a high-traffic commercial district, the property benefits from excellent visibility and easy access to major roads and highways. Nearby retailers, shopping centers, and residential communities ensure a steady flow of potential customers. The location also provides ample parking for guests and employees, adding convenience for both dine-in and take-out services.

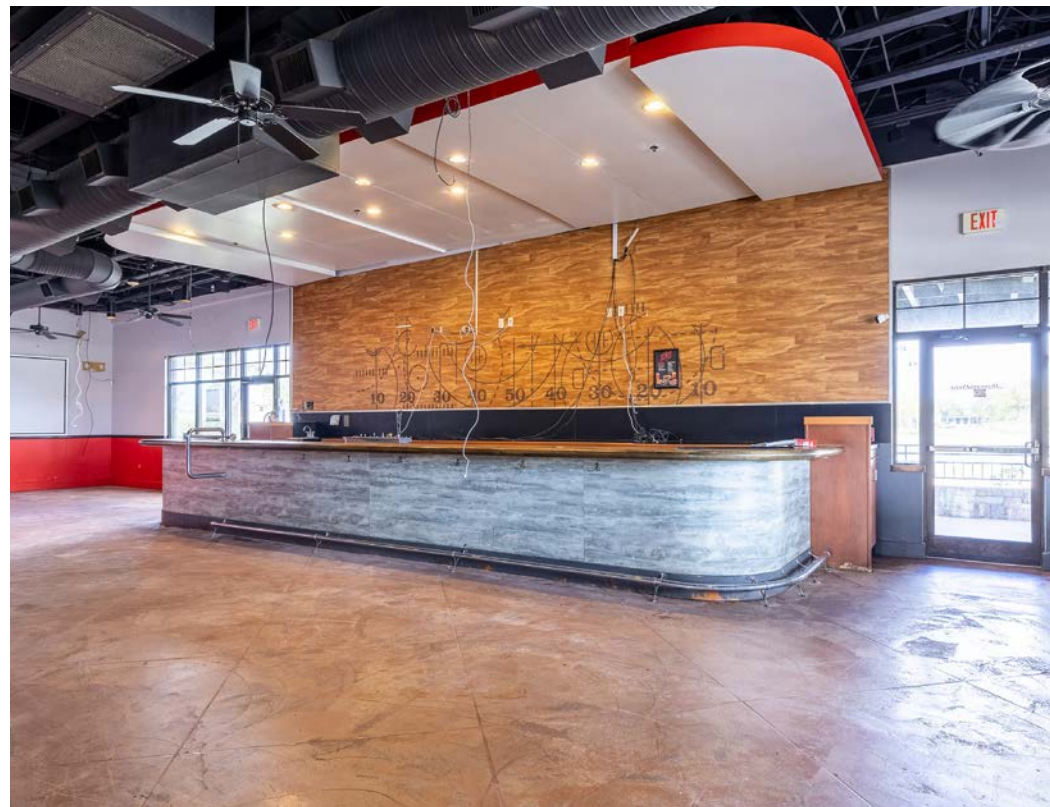
This property is ideal for an established or new restaurant concept looking to take advantage of a high-demand location in Jacksonville.





# PROPERTY PHOTOS

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# PROPERTY PHOTOS

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### TRANSACTION GUIDELINES

In addition to the limitations outlined herein, the Seller reserves the right to accept or reject any offer at any time and to extend the date for submission of offers for any reason at its sole discretion.

### FORM OF PROPOSALS

Prospective purchasers will be required to submit in writing a detailed, non-binding proposal for the Property ("Proposal"). All Proposals must include the following:

- » Purchase Price
- » Initial deposit and nonrefundable deposit
- » Transaction expense responsibility
- » Contract, due diligence and closing periods
- » Sources of equity and debt
- » Detailed description of the principals of the prospective purchaser
- » Anticipated conditions to the execution of the transaction documents including shareholder's consent and board, regulatory or other approvals.



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