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14474 Beach Blvd  
Jacksonville, FL 32250

**14474 Beach Blvd**

2ND GENERATION RESTAURANT OUTPARCEL



# THE SPACE

Location **14474 Beach Blvd  
Jacksonville, FL 32250**

Square Feet **2,095**

Annual Rent PSF **\$30.00**

Lease Type **NNN**

Notes NNN est. \$5.60/sf

## HIGHLIGHTS

- 2,095 SF free standing building sublease
- 2nd generation restaurant space with drive-thru
- 23 allocated parking spaces
- Contains walk in in cooler/freezer and hood
- Located on approx. 0.75 acres with patio seating area
- Approx. 42,000 VPD on Beach Blvd.
- Publix outparcel
- Parking lot resealed and restriped in 2023
- NNN Estimated at \$5.60/sf
- Current lease expires October 31, 2028



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
<b>9,777</b>	<b>77,797</b>	<b>158,479</b>



### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
<b>\$121,735</b>	<b>\$142,136</b>	<b>\$137,578</b>



### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
<b>3,915</b>	<b>34,698</b>	<b>66,219</b>



