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14474 Beach Blvd
Jacksonville, FL 32250

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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
9,777	77,797	158,479



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$121,735	\$142,136	\$137,578



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,915	34,698	66,219



