



EXECUTIVE SUMMARY

DENNY'S GROUND/SUB LEASE

10445 ATLANTIC BLVD, JACKSONVILLE, FL 32225



OFFERING SUMMARY

Ground/Sub Lease Rate:	Contact Broker for Pricing
Available Building SF:	5,339 SF
Lot Size:	1.19 Acres
Year Built:	1994
Zoning:	CCG-2
Traffic Count:	53,000 - 56,000
Parking Spaces:	40
Estimated Property Tax:	\$29,821.42
APN:	162962 0000

[Click Here for Zoning Information](#)

PROPERTY OVERVIEW

Property is available for a ground lease or sub lease opportunity in a high-traffic commercial corridor, ideal for retail, medical, or a QSR Development.

All prospective ground lessees and brokers must sign a Confidentiality and Non Disturbance Agreement ("NDA") prior to receiving marketing materials or viewing property. Please do not alert or contact employees of the current establishment. All showings must be scheduled through the Broker. Contact Brad Parker at (850) 566-2629 with questions.

LOCATION OVERVIEW

Located at a bustling intersection in Jacksonville's Arlington area, part of the broader Southside commercial corridor. This major east-west thoroughfare (State Road 10/US90) connects downtown Jacksonville with the Beaches, making the location highly visible and frequently trafficked.

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TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
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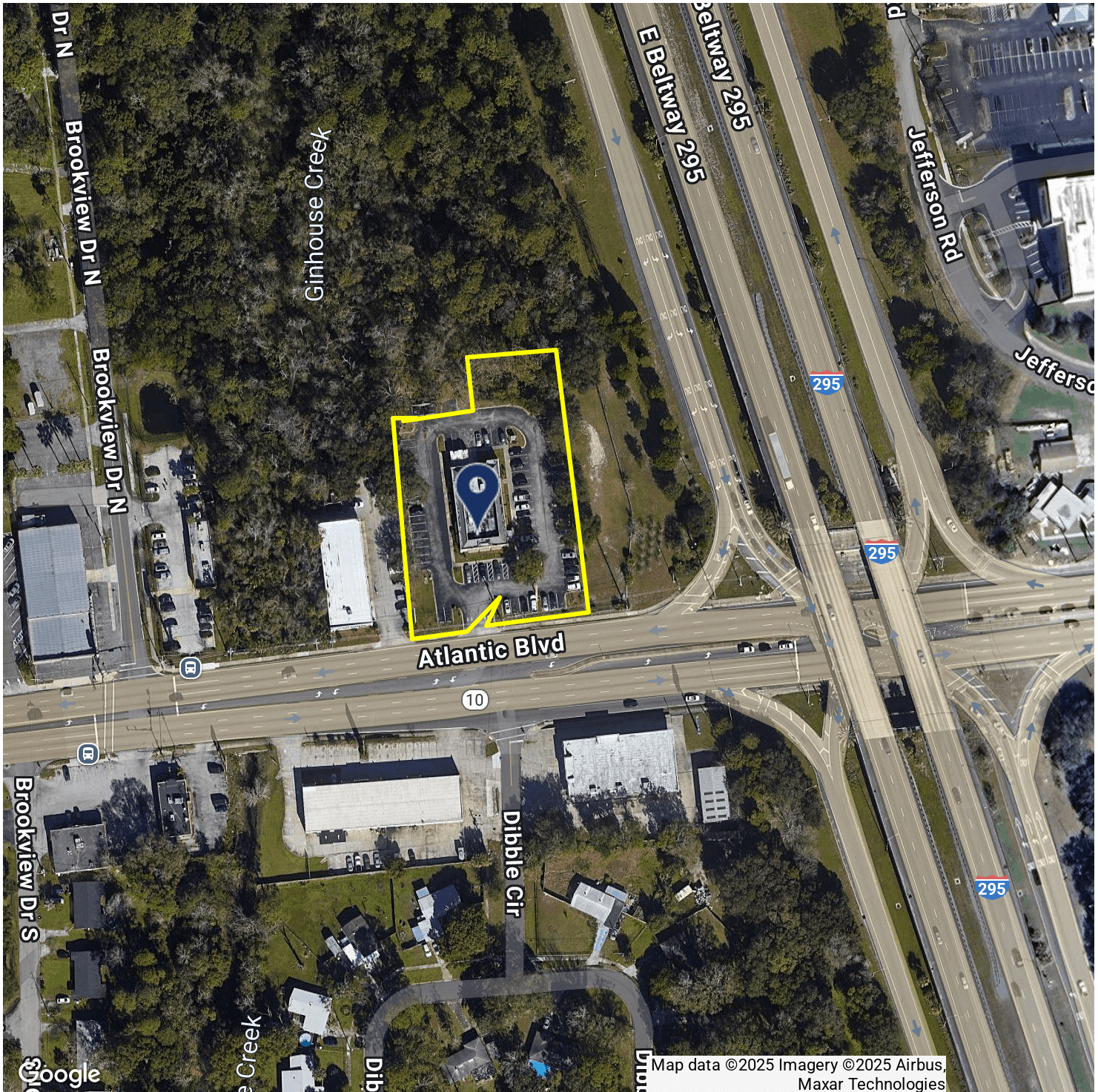




LOCATION MAP

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RETAILER MAP

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DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	10,304	221,242	581,262
MEDIAN AGE	39	39	40
MEDIAN AGE (MALE)	37	38	39
MEDIAN AGE (FEMALE)	40	40	41
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,051	87,726	242,694
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$67,262	\$92,607	\$96,806
AVERAGE HOUSE VALUE	\$229,911	\$318,862	\$377,038

* Demographic data derived from 2020 ACS - US Census

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