



For Sale

Sale Price:

**\$3,250,000**

## Contact

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# **Freestanding Restaurant Building for Sale**

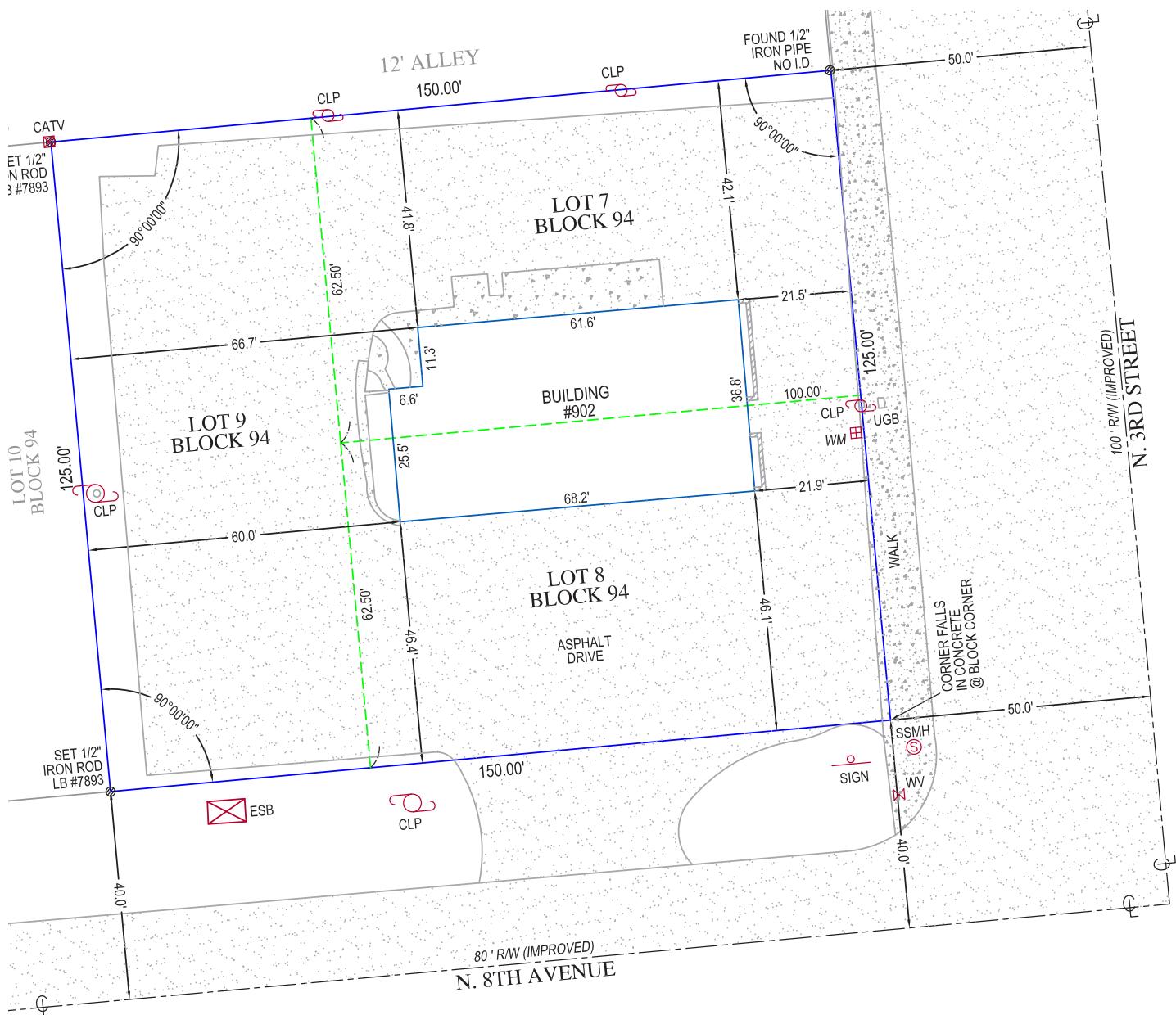
902 North 3rd Street & 0 North 8th Avenue | Jacksonville, FL 32250

## **Property Highlights**

- Size land:** 0.45 acres
- Size building:** 2,373± SF
- Zoning:** C-1, Commercial Limited
- Visibility:** 125 front feet on 3rd Street and 150 feet deep
- Traffic counts:** 33,000 ADDT on 3rd Street
- Parking spaces:** 23
- Utilities:** water and sewer at the property
- APN/parcel IDs:** 902 North 3rd Street-174448-0000 (0.29 acres); 0 North 8th Avenue 174449-0000 (0.14 acres)
- Fully built-out restaurant:** new kitchen infrastructure items, dining layout, bathrooms, counters, ceilings, drive-thru timer/speaker system, utility connections in place—major cost and time savings for a new operator
- Ability to accommodate multiple fast-food restaurant concepts:** for relatively inexpensive conversion costs
- Existing systems** offering plug-and-play potential for many restaurant concepts
- Pylon signage:** existing pylon sign offers great visibility for 3rd Street travelers
- Strong daytime population: driven by miles of 3rd Street retail, restaurants, hotels, a major beach hospital (Beach Medical Center Beaches) and other medical clinics and doctors' offices
- High weekend traffic surge:** from retail centers, hotels, beach goers/surfers and vacationers/travelers
- Strong household growth** in surrounding residential communities



- **Located on the main artery of Jacksonville Beach** among a multitude of restaurant and retail tenants.
- **Only quick service, fast food restaurant available** between Beach & Atlantic on 3rd St
- **Current Dairy Queen tenant** has been a gathering spot for the community for 65 years
- **Within three blocks of the ocean** where beachgoers can easily walk or ride bicycles to the restaurant
- **Strong population** base living near the restaurant
- **Near many churches** with social activities that include restaurant socials
- Freestanding restaurant building with drive-thru
- **33,000 cars per day provide high potential customer base**
- **High hotel density** creates consistent lunch and dinner demand beyond weekend peaks
- **Event-driven traffic** from nearby schools, youth sporting events and beach events
- **Strong delivery/takeout market** due to dense hotel concentration and retail workforce—ideal for brands that rely on DoorDash/Uber Eats



## Location



## Demographics

Source: ESRI Business Analyst | 3 Mile Radius



2025 Estimated  
Population

48,192



2025 Est. Avg.  
Household Income

\$155,271



2030 Projected  
Population

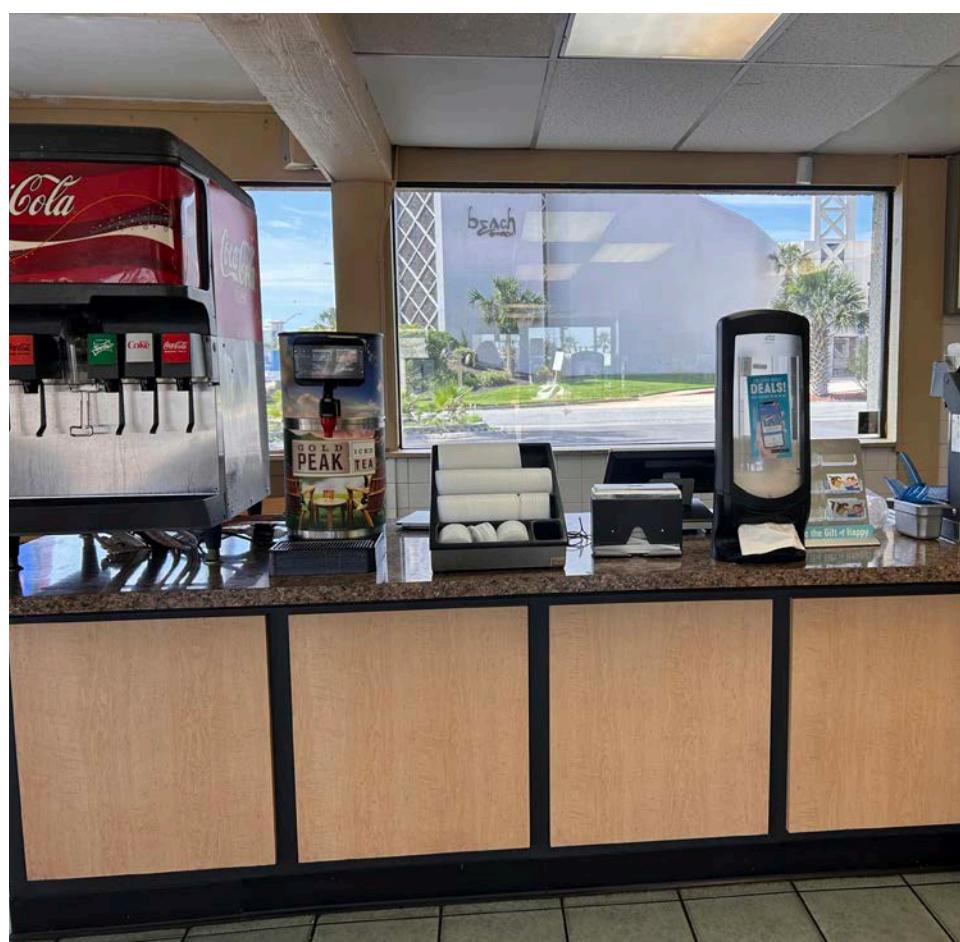
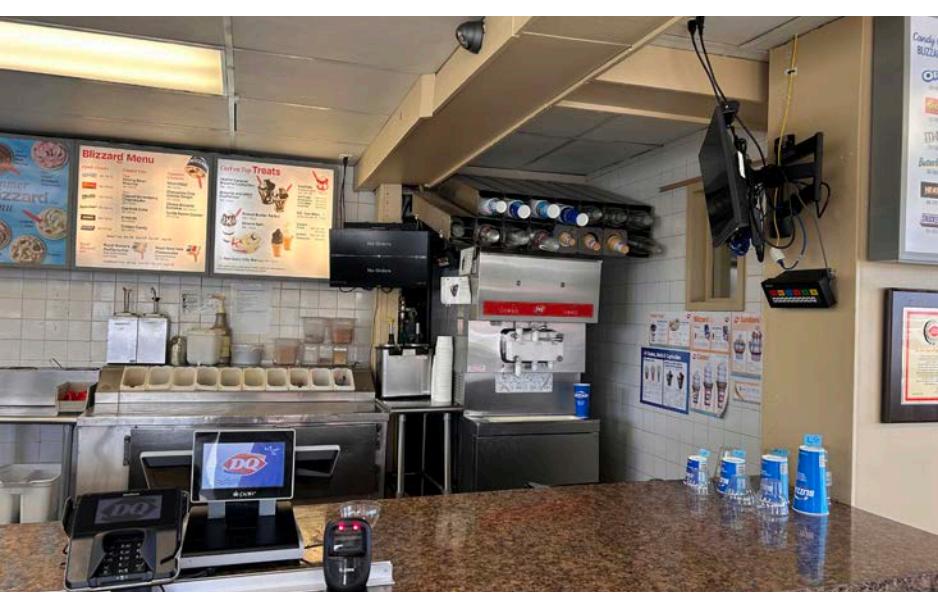
48,791



2030 Proj. Avg.  
Household Income

\$169,534

# Photo Gallery

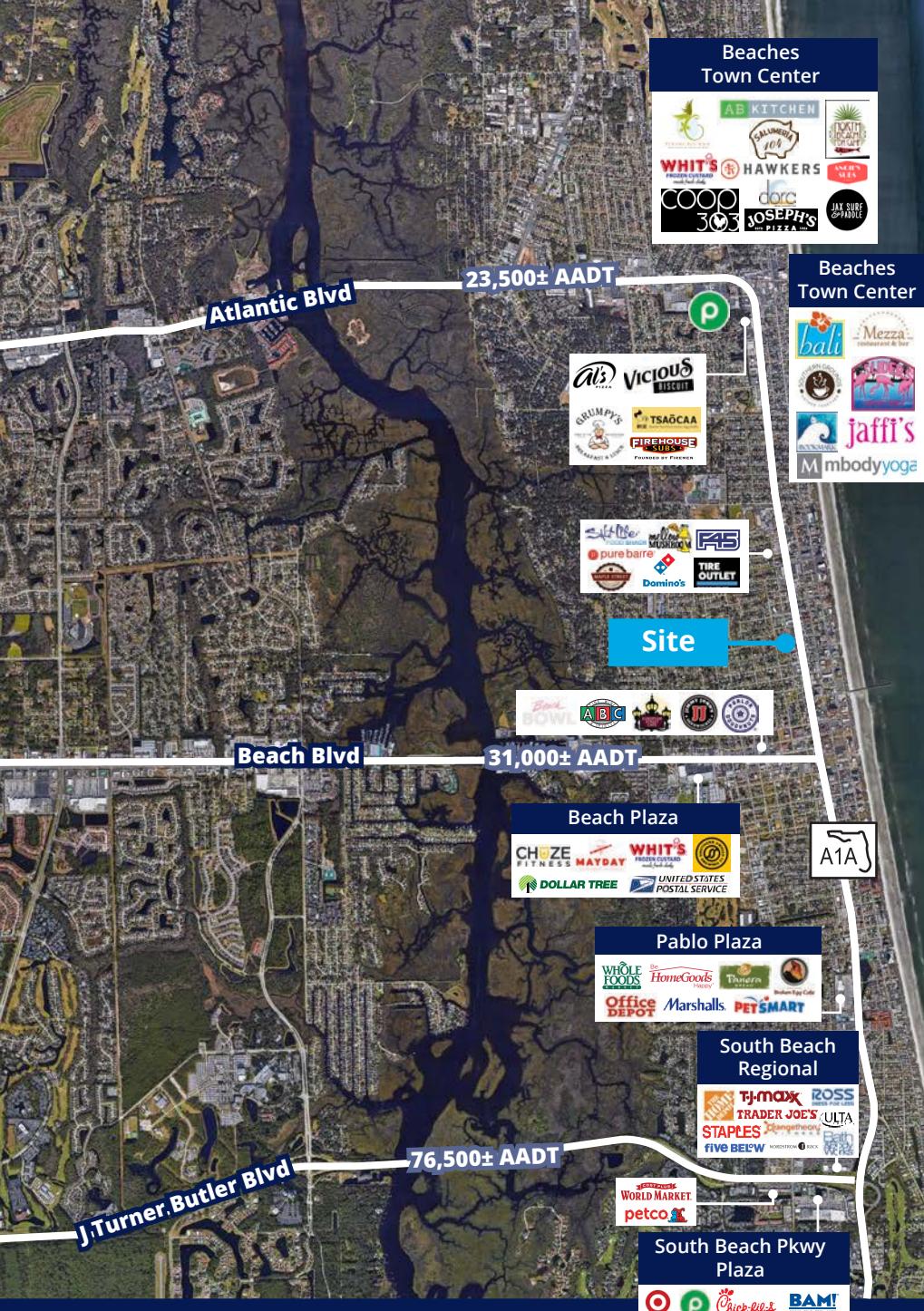


## Nearby Restaurants



1 Papa Johns	28 Starbucks
2 Starbucks	29 Wendy's
3 McDonalds	30 Taco Bell
4 Ritas	31 Charlies
5 Jersey Mikes	32 McDonalds
6 Tropical Smoothie	33 Waffle House
7 Metro Diner	34 Jimmy Johns
8 Dominos	35 Firehouse
9 Dunkin Donuts	36 Tropical Smoothie
10 Mellow Mushroom	37 Ritas
11 Pelicans Snowballs	38 Dominos
12 Budda Thai Bistro	39 Firehouse
13 Milano's Italian	40 Starbucks
14 Metro Diner	41 Popeyes
15 El Potro Mexican	42 Chipotle
16 Philly's Finest	43 Firehouse Subs
17 Que Pasa Mexican	44 Al's Pizza
18 McDonalds	45 Grumpy's Restaurant
19 Starbucks	46 Fancy Sushi & Grill
20 Firehouse	47 Tsaoaq Neptune Asian
21 Chilis	48 Ellen's Kitchen
22 Chic Fil A	49 Starbucks
23 Coopers Express	50 Whataburger
24 Another Broken Egg	51 Papa Johns
25 Chipotle	52 Dunkin Donuts
26 Pizza Hut	53 Jersey Mikes
27 Smoothie Kings	54 Marcos Pizza





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