



EXECUTIVE SUMMARY

DENNY'S GROUND LEASE

1071 AIRPORT RD, JACKSONVILLE, FL 32218



OFFERING SUMMARY

Ground Lease Rate:	Contact Broker for Pricing
Available Building Size:	4,722 SF
Lot Size:	1.18 Acres
Year Built:	1984
Zoning:	CCG-1
Traffic Count:	25,000 ADT (Airport Road)
Parking Spaces:	50
Estimated Property Tax:	\$23,072.43
APN:	18150-00812

[Click Here for Zoning Information](#)

PROPERTY OVERVIEW

Property is available for a ground 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 on Airport Rd. in Jacksonville, FL. This location sits in a growing commercial corridor with close proximity to Jacksonville International Airport and established residential communities. Conveniently less than 1 mile to the I-95 Interchange.

Brad Parker
850.566.2629
brad@tlgproperty.com

Trevor Shea
850.866.1132
trevor@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363





LOCATION MAP

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RETAILER MAP

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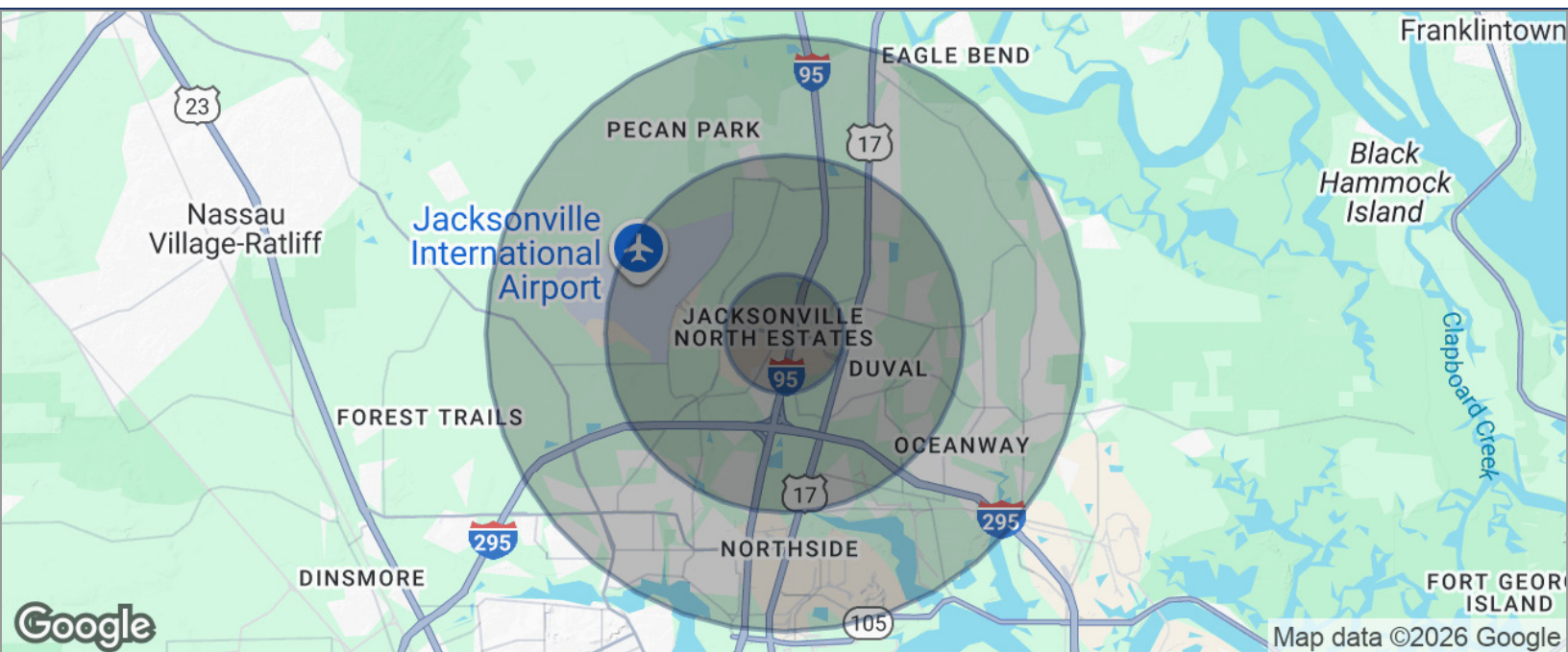




DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,227	28,583	71,774
MEDIAN AGE	38	39	39
MEDIAN AGE (MALE)	38	38	37
MEDIAN AGE (FEMALE)	39	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,116	11,047	26,757
# OF PERSONS PER HH	2	2.6	2.7
AVERAGE HH INCOME	\$76,451	\$91,864	\$89,046
AVERAGE HOUSE VALUE	\$247,076	\$270,023	\$281,028

* Demographic data derived from 2020 ACS - US Census

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