

For Sale or Lease | 2,648± SF Building on University Blvd



3813 University Blvd. W.
Jacksonville, FL 32217

Property Highlights:

- 2,648± SF building available
- 0.62± acre parcel on University Blvd (50,000 AADT)
- Daytime population within three miles 100,000+
- Zoned CCG-1 allowing for multiple retail uses including drive-thru
- Join Chipotle, Chick-Fil-A, Wendy's, KFC, McDonald's
- Owner will contribute to renovation of the building based on agreeable lease terms

Sale Price: \$1,200,000

Lease Price: \$28.00/SF NNN

[View Online](#)



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Retail Corridor

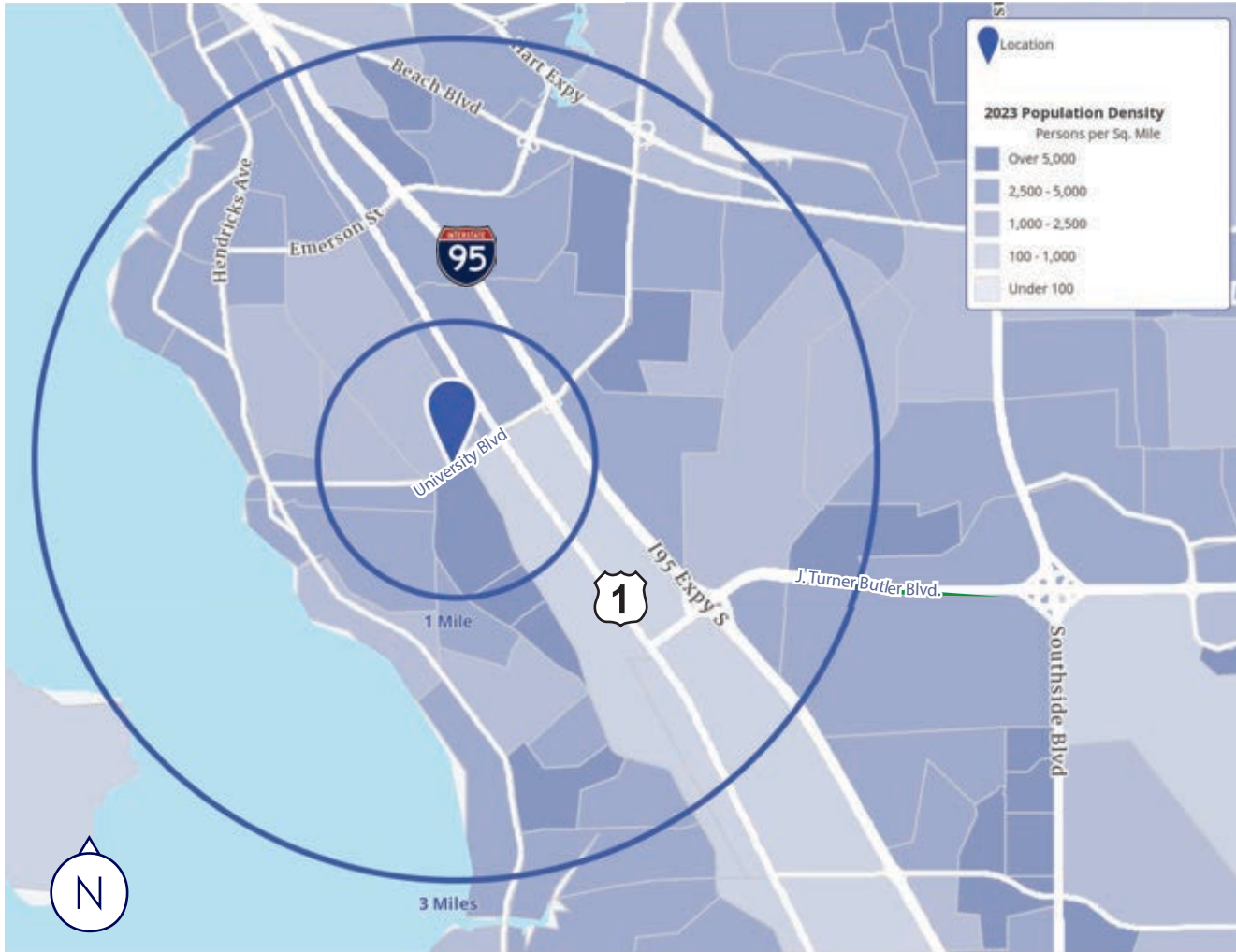


Site Overview



Photo Gallery





Demographics

Source: ESRI Business Analyst, 2024



Population

1 Mile | 7,733
3 Miles | 65,043
5 Miles | 172,097



Daytime Population

1 Mile | 17,895
3 Miles | 102,002
5 Miles | 271,835



Average HH Income

1 Mile | \$77,978
3 Miles | \$92,940
5 Miles | \$93,521



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