

FOR SALE/GROUND LEASE > RETAIL/RESTAURANT

# Redevelopment Opportunity

3911 UNIVERSITY BLVD, JACKSONVILLE, FL 32217

43,940± SF LAND, 3,744± SF RESTAURANT AVAILABLE

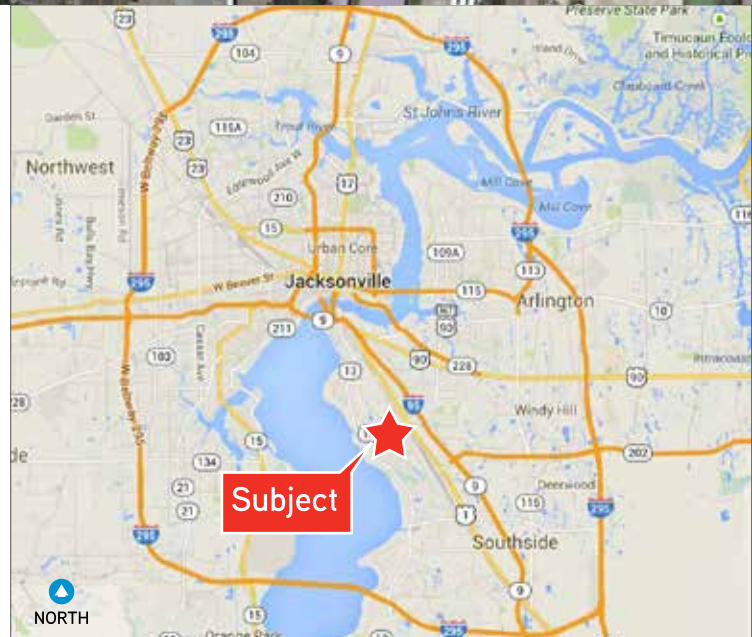


Northeast Florida



## Property Features

- > 43,940± SF of land with 139' frontage on University Blvd
- > Can build 60' high along University Blvd & no height restrictions in the rear
- > 3,744± SF fully equipped restaurant available  
Tenant is still operating. **Do NOT disturb tenant**
- > 78,641± people within a 3 mile radius with an average household income of \$45,070
- > 49,000± vehicles/day in front of property
- > Possibility of adding a drive-thru. Parking lot circles the existing building
- > Ground lease: \$115,000/yr
- > Asking Price: \$1,150,000
- > Owner will consider doing a build to suit for qualified prospect



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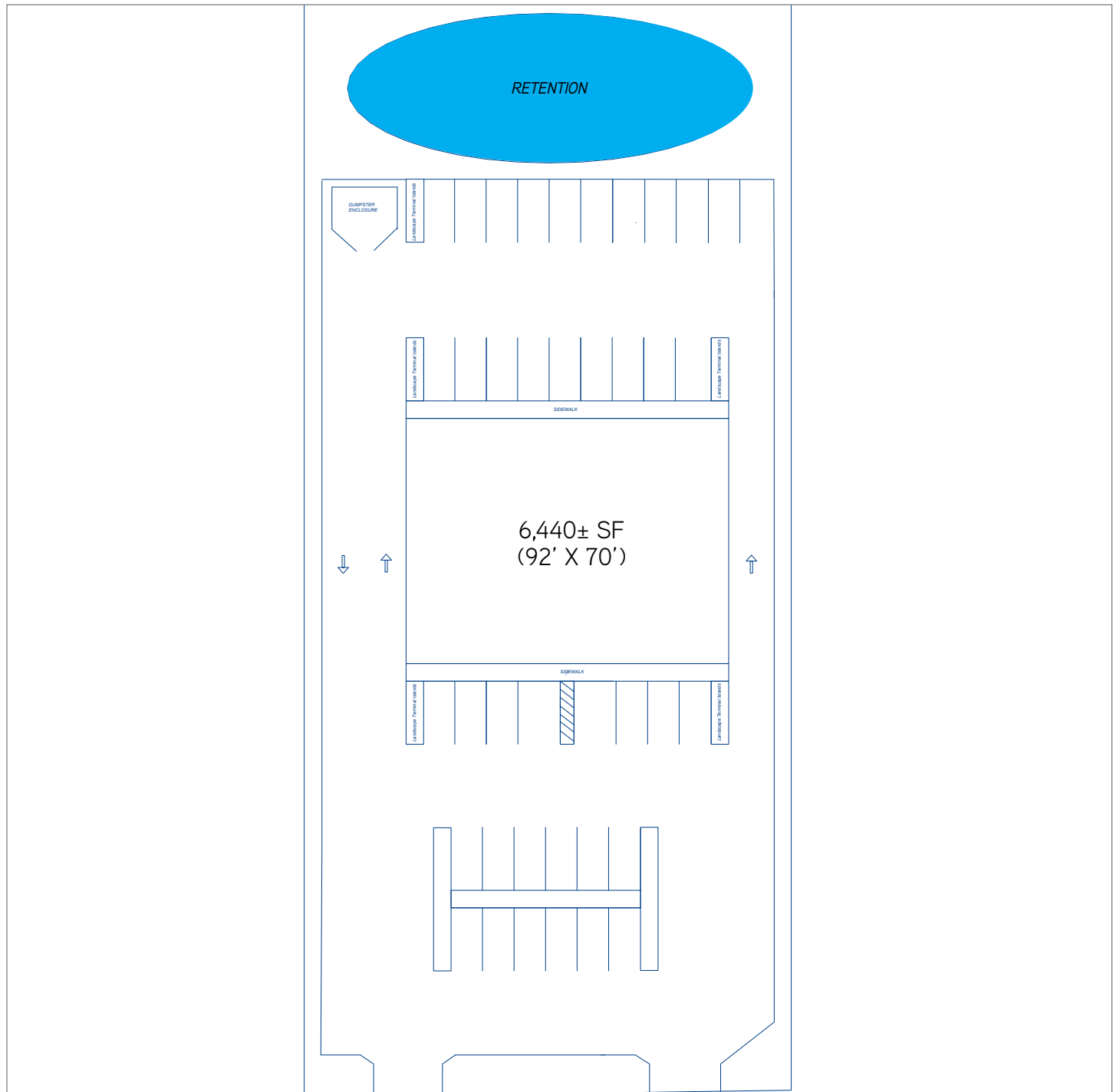
# Survey

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# Proposed 6,440± SF Shopping Center

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University Blvd



# Building Summary

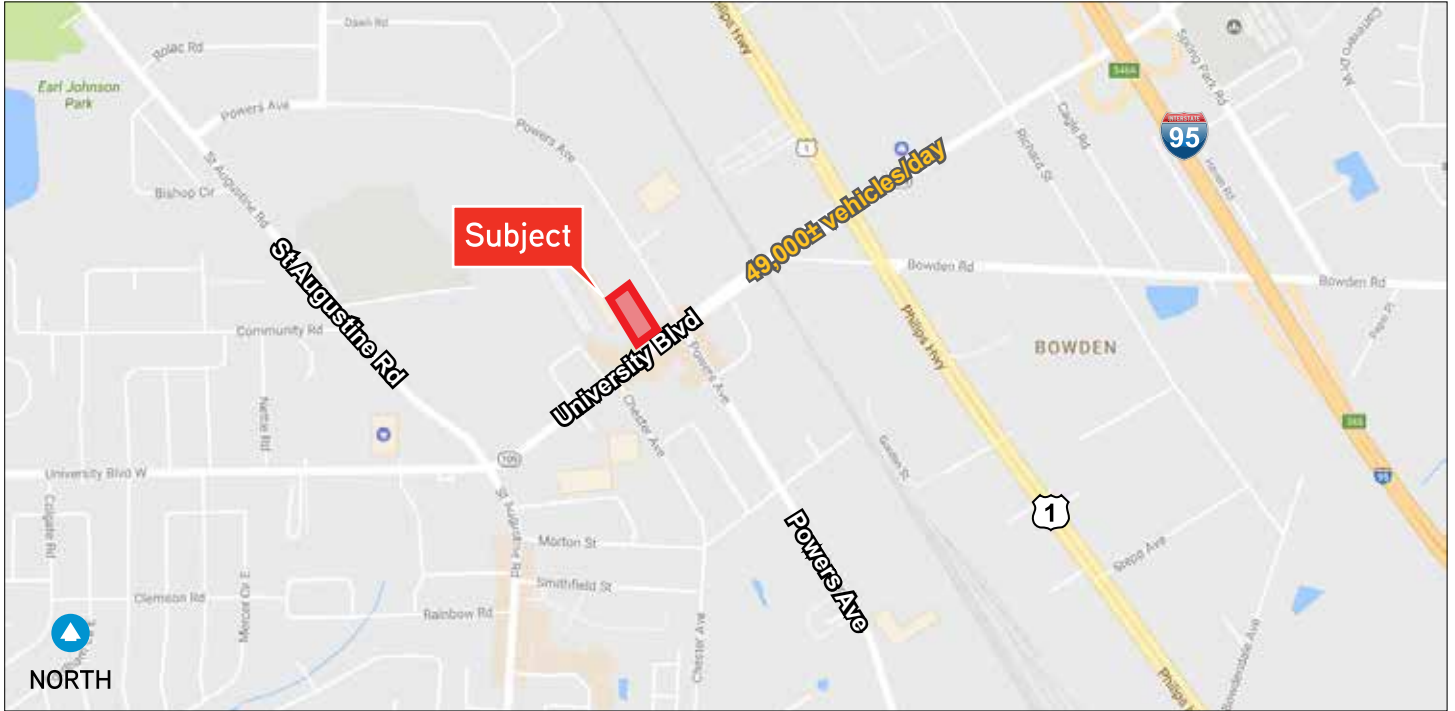
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Building Size:	3,744± SF
Parking:	36 surface spaces
Building Dimensions:	63'± x 58'±
Year Built:	1979
Land Area:	1.01± acres (43,940± SF)
Zoning:	CCG-1 in the front - Build up to 60' IL in the rear - no height restrictions
Property Usage	Restaurant
Parcel Number	152867-0500
Current Building Height:	15'
Building Construction:	Brick
Heating Type	Air ducted
Roof:	Pitched, shingled
Floor Type:	Tiled
Utilities:	Electric; city water, city sewer via JEA
Lighting:	Fluorescent



# Street & Plat Map

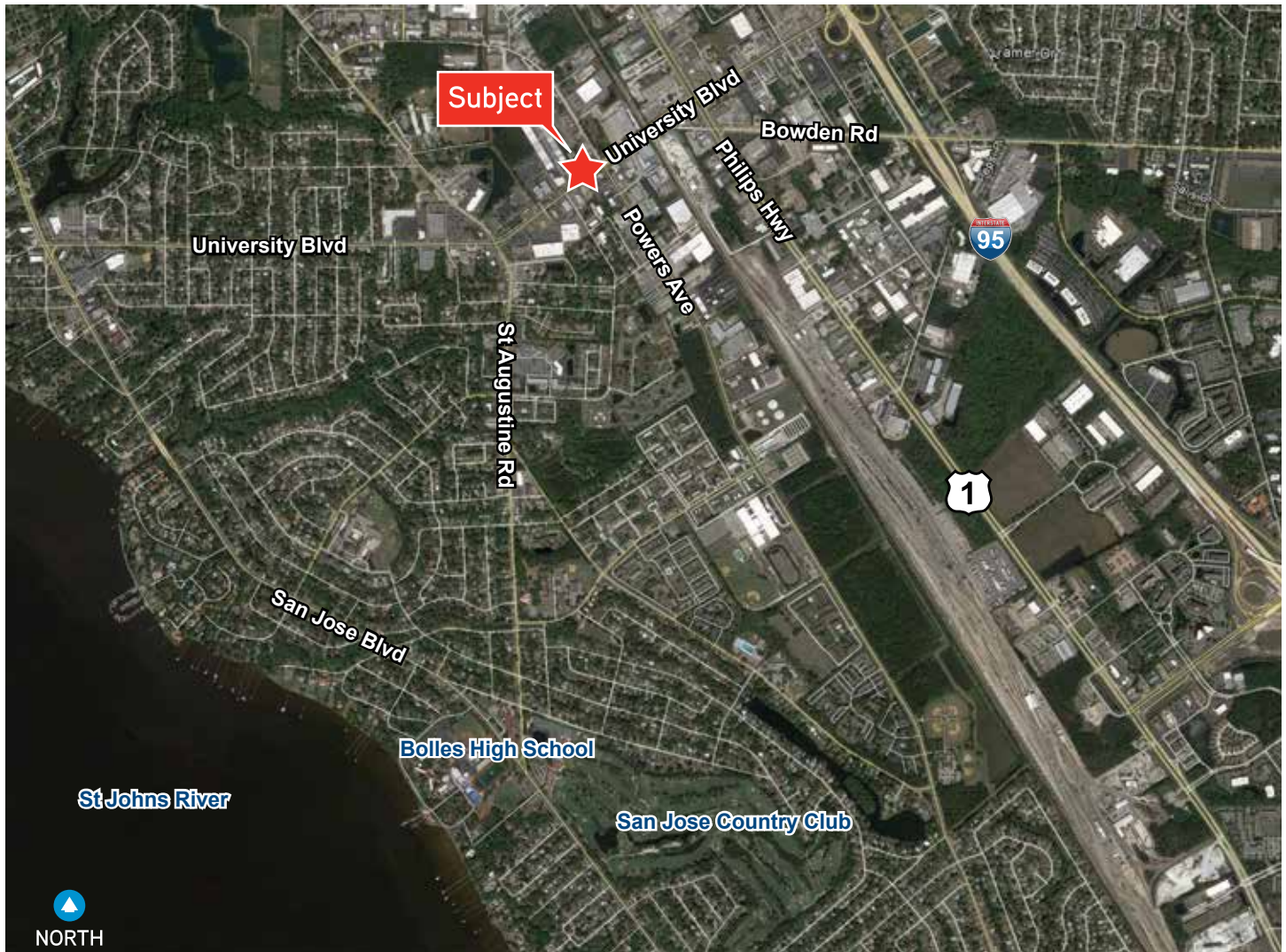
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# Aerial

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Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2016	11,349	78,641	184,274
Pop. Est. 2021	11,580	82,486	193,803
2016 Est. Avg. HH Income	\$48,223	\$56,411	\$59,337

Source: Esri Business Analyst Online

Traffic Count	Daily	Trucks
University Blvd	49,000	1,176
Powers Ave	19,000	494

Source: Florida Department of Transportation (FDOT)

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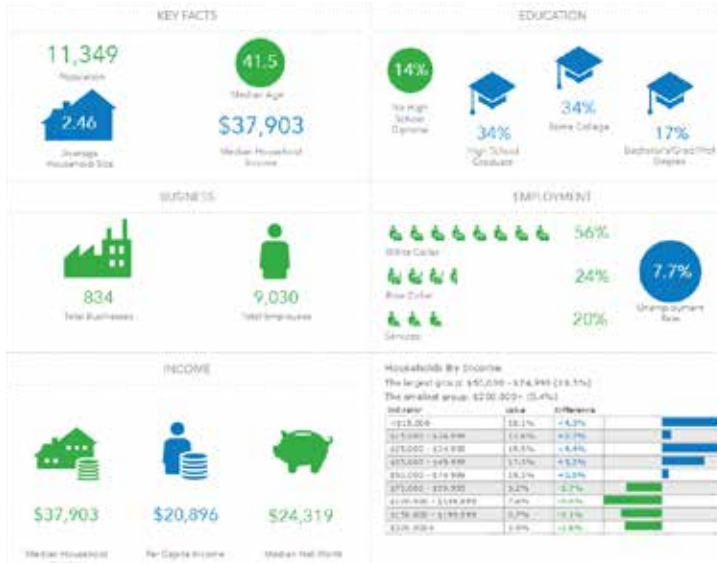
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## Contact Us

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