

FOR SALE/LEASE



NORTHWEST CORNER OF BLANDING BOULEVARD & 103RD STREET

Former Applebee's Restaurant

6251 103RD ST | JACKSONVILLE, FL 32210



PROPERTY FEATURES

- 5,070± SF turnkey restaurant in one of Northeast Florida's established submarkets
- Located along a major retail corridor on Jacksonville's heavily populated Westside near the naval base
- Less than one mile to Interstate 295
- 92± parking spaces on the 1.70± acre parcel
- 224' frontage along 103rd Street
- Pylon sign with ability to add an LED message board facing Blanding Blvd
- Retail neighbors include: Walmart Supercenter, Rowe's IGA, Save-A-Lot, Krispy Kreme, CVS, WingStop, DD's Discount, O'Reilly's Autoparts, Adventure Landing
- Average consumer spending on food away from home is approximately \$2,727/year within a 5 mi radius
- 29,000± vehicles per day via 103rd St and 27,500± vehicles per day via Blanding Blvd
- **Lease Rate: \$20/SF (NNN)**
- **Sale Price: \$1,800,000**

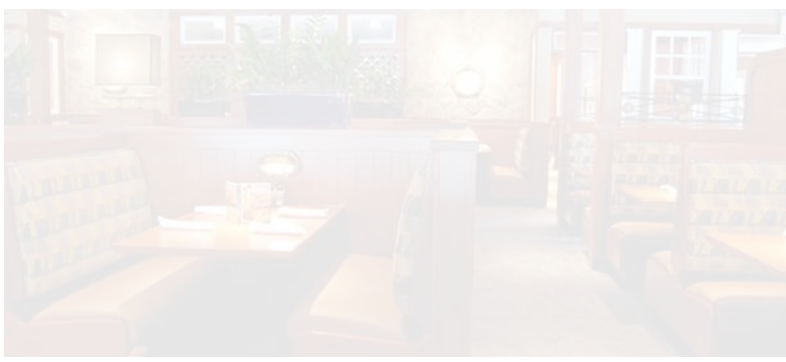
CONTACT

Robert W. Selton, III
CEO | Northeast Florida
+1 904 861 1111
robert.selton@colliers.com

Matt Entriken
Executive Vice President
+1 904 861 1148
matt.entriken@colliers.com

Colliers International | Northeast Florida
76 South Laura Street, Suite 1500
Jacksonville, FL 32258
www.colliers.com/jacksonville





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INTERNATIONAL

RETAIL FOR SALE/LEASE

6251 103rd Street

Jacksonville, FL 32210



5,070± SF RESTAURANT

*along a major retail corridor on Jacksonville's
heavily populated Westside submarket*

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6251 103rd Street

Jacksonville, FL 32210

PROPERTY SUMMARY

- 5,070± SF turnkey restaurant in one of Northeast Florida's established submarkets
- 224' frontage along 103rd Street with a pylon sign facing Blanding Blvd
- Zoned CCG-1
- **Lease Rate: \$20/SF (NNN)**
- **Sale Price: \$1,800,000**

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[DEMOGRAPHIC SUMMARY]

SOURCE: ESRI BUSINESS ANALYST



Current Population
(2018)
1 mile: 7,362
3 miles: 81,623
5 miles: 178,575



Average Household Income (2018)
1 mile: \$57,411
3 miles: \$62,052
5 miles: \$62,986



Projected Average Household Income
(2023)
1 mile: \$67,033
3 miles: \$72,058
5 miles: \$73,512



Average Consumer Spending on Food Away from Home
(2018)
1 mile: \$2,427
3 miles: \$2,687
5 miles: \$2,727



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