



## 4,798 SF FREESTANDING RESTAURANT, FULLY BUILT-OUT | FOR LEASE

1627 Race Track Road  
Saint Johns, Florida 32259

SEAN MCGILL  
D - 904.302.6943  
sean@cantrellmorgan.com



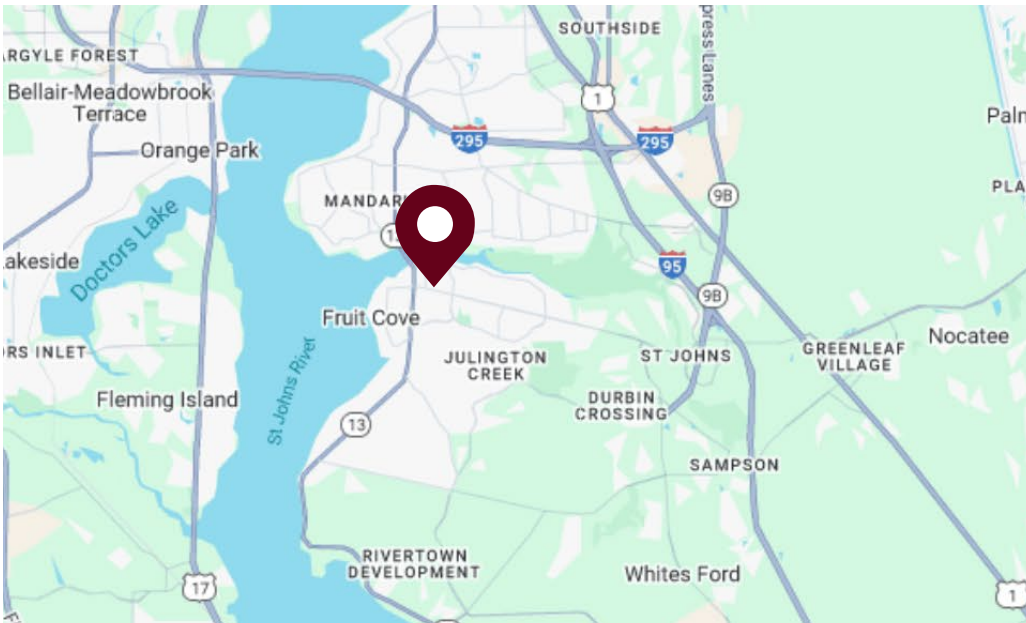
# PROPERTY OVERVIEW

## PROPERTY HIGHLIGHTS

- 1627 Race Track Road
- Approximately 4,798 SF
- Asking Rent: \$40.00/SF
- Fully Built Out Restaurant with hood, walk-in cooler/freezer, and other kitchen equipment
- Large outdoor covered patio
- Located in the heart of Fruit Cove
- Ample Parking

## DEMOGRAPHICS

|                          | 3 MILES   | 5 MILES   |
|--------------------------|-----------|-----------|
| Population               | 48,643    | 119,939   |
| Households               | 17,660    | 45,345    |
| Median Age               | 44.9      | 42.1      |
| Average Household Income | \$177,904 | \$162,994 |
| Median Household Income  | \$128,515 | \$118,558 |

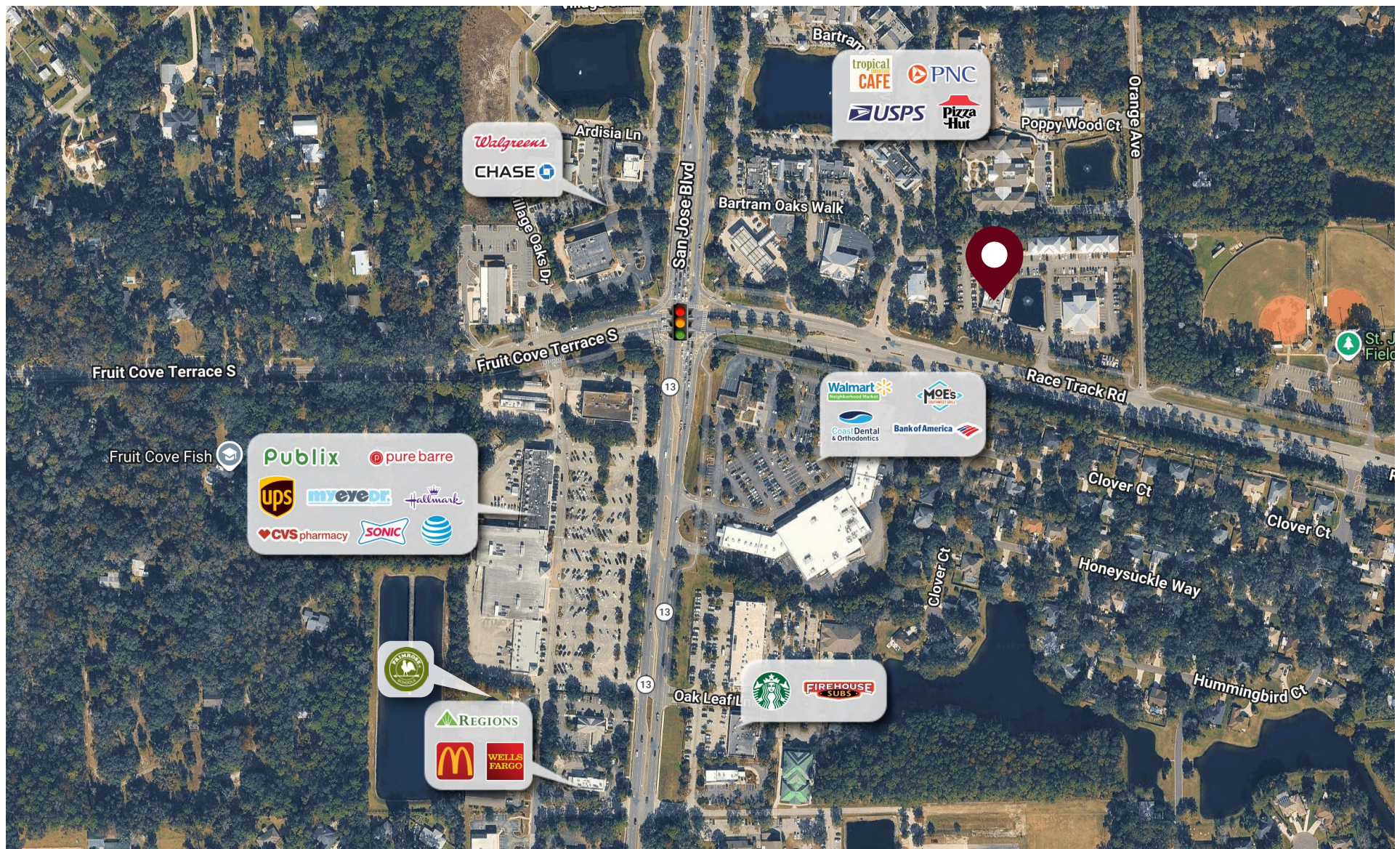


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# SURROUNDING AREA

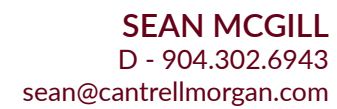


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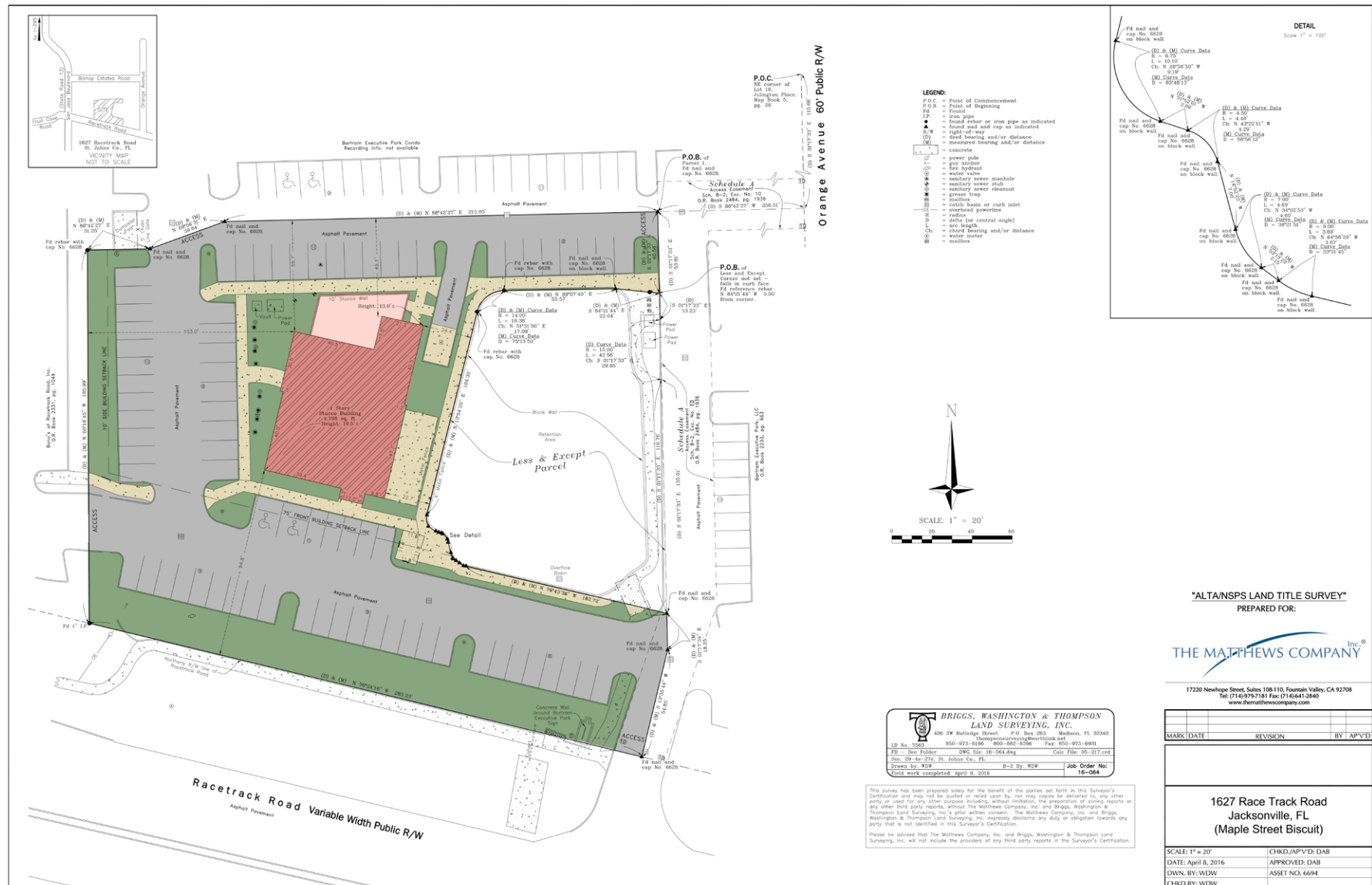
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# INTERIOR PHOTOS



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