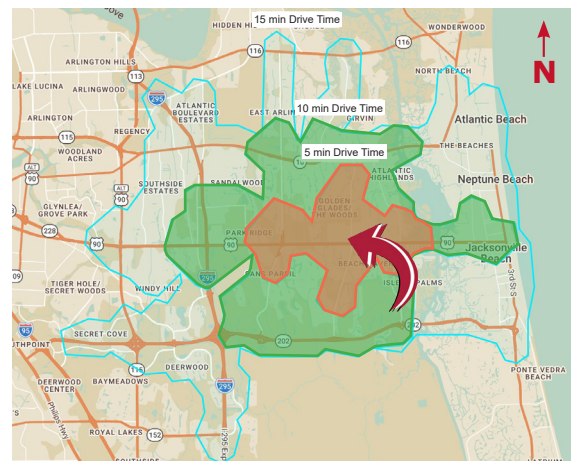


TURN-KEY RESTAURANT FOR LEASE

13423 Beach Boulevard, Suite #104, Jacksonville, FL 32246



- **Suite #104 +/-2,720 SF**
- **Lease Rate: \$35.00/SF NNN**
- Available Immediately
- Fully operational restaurant with existing kitchen infrastructure, optimized for dine-in, takeout delivery
- Outdoor patio seating area
- Ample parking
- Building and Monument signage
- Located at the high-traffic Beach Blvd & Hodges Blvd. intersection, the premier retail corridor in Intracoastal West
- Traffic Counts: Beach Blvd. AADT +/-92,500
- Strong local traffic drivers within ¼ mile:
 - University of North Florida (17,000+ students)
 - Mayo Clinic in Florida main campus with 9,000+ employees
 - The Church of Eleven22, attracting over 19,000 weekly attendees



2026 Demographics	5 Minute	10 Minute	15 Minute
Population	40,665	98,671	205,234
Average HH Income	\$147,515	\$151,765	\$145,148
Households	16,970	39,698	88,347
Median Age	36.7	36.6	37.2

For Additional
Information Contact:

Clay Weaver
clay@strategicsites.com

OR

Kate Clifford
kate@strategicsites.com



422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

Client First through Service, Knowledge and Integrity

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

***Floor Plan not**

The map displays the Jacksonville, Florida area, with a focus on the proposed expansion of the Jacksonville Zoo and Gardens. A red arrow points to the location of the expansion, situated near the intersection of Beach Blvd. and Hodges Blvd. The map includes labels for various roads, such as Beach Blvd., Hodges Blvd., and Jacksonville Blvd. It also shows the locations of several commercial establishments, including Walmart, Target, and the Jacksonville Zoo and Gardens. The map is overlaid with a grid of streets and a color-coded system to indicate different zones or areas. The proposed expansion area is highlighted in red, and the existing zoo area is highlighted in green. The map also shows the locations of various other businesses and landmarks, including the Jacksonville Zoo and Gardens, the Jacksonville Zoo and Gardens, and the Jacksonville Zoo and Gardens.

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice