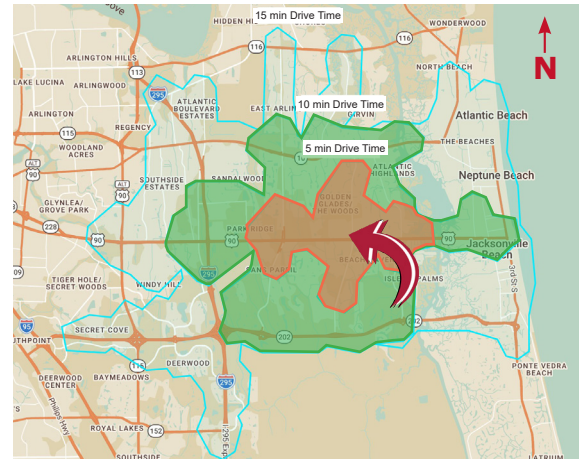


TURN-KEY RESTAURANT FOR LEASE

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:

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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

The floor plan illustrates the 2nd floor of the World Trade Center towers. Key areas include:

- Office:** Located in the upper right section, containing desks, chairs, and a "COPY QUEUE LINE".
- Kitchen:** Situated below the office, featuring a sink, stove, and refrigerator.
- Dining Room:** A large open area on the left side of the plan.
- Restrooms:** Men's and Women's restrooms are located in the lower right corner.
- Hallway:** A central corridor connecting the restrooms to the rest of the floor.
- Stairwells:** Multiple stairwells are indicated by sets of stairs and doors.
- Structural Elements:** Columns and beams are shown throughout the plan.

*Floor Plan not to scale

