

FOR LEASE

2767 CLYDO ROAD

2767 Clydo Rd Jacksonville, FL 32207



OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (NNN)
Building Size:	5,764 SF
Available SF:	5,523 SF
Lot Size:	56,962 SF
Number of Units:	1
Year Built:	1974
Zoning:	IBP

PROPERTY OVERVIEW

Commercial kitchen, formerly Famous Amos commissary, suitable for shared kitchen space. The building is fully air-conditioned with four offices, located within one-mile of Restaurant Depot, updated with LED lighting, and 25 parking spaces with security cameras.

PROPERTY HIGHLIGHTS

- One (1) Large kitchen hood with Ansul fire suppression;
- One (1) Smaller fry room with hood and Ansul;
- Six (6) walk-in coolers;
- One (1) large walk in freezer 13'x15';
- One (1) walk in blast freezer 9'x7.5';
- Two (2) cold rooms for food processing, 15'x15' each;
- 1,000 gallon grease trap

PRESENTED BY:

STEVE ORMAN
904-502-1035
steve@kinkadecommercial.com

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2929 Plummer Cove Rd., Suite 2
Jacksonville, FL 32223

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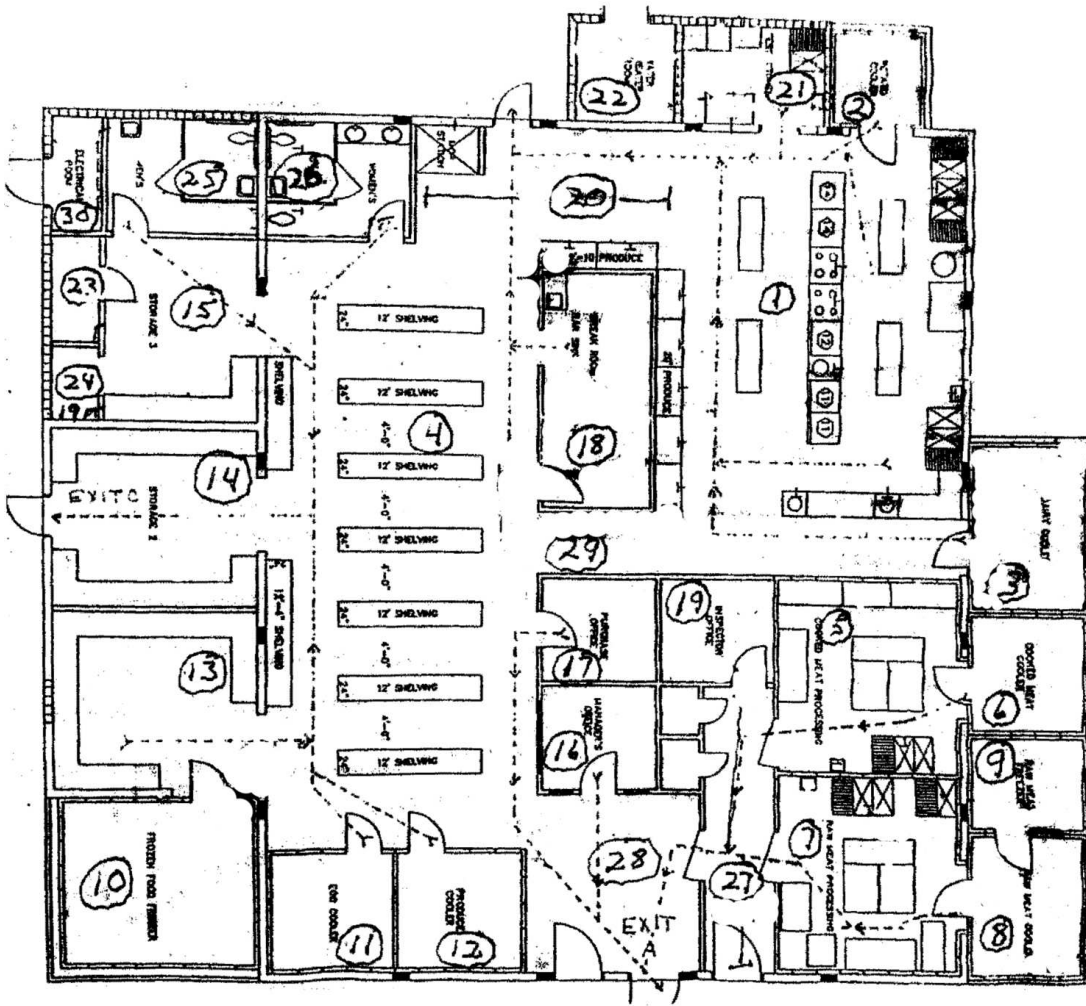
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ADDITIONAL PHOTOS

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Reference	Layout Area Name	Square Feet
1	Kitchen	937.32
2	Kitchen cooler #1	51.36
3	Kitchen cooler #2	122.63
4	Operations Prep Area	1111.46
5	Cold Processing Room #1	240
6	Cold Processing Cooler	89.32
7	Cold Processing Room #2	228.75
8	Cold Processing Cooler	116.67
9	Cold Processing Freezer	68.13
10	Large Freezer	197.5
11	Cooler	84.03
12	Cooler	86.32
13	Storage Room	217.78
14	Storage Room	240.92
15	Storage Room	170.73
16	Front Office	79.33
17	Small Office	79.33
18	Large Office	175.61
19	Food Processing Office	77.69
20	Hallway Storage & Mop Sink	200
21	Fryer Room	96
22	Heater Room	62.65
23	Linens closet - locked	27.42
24	Small Storage	19.25
25	Mens Room	119.83
26	Womens Room	119.83
27	Cold Processing Hallway	141
28	Front Entrance	240.63
29	Kitchen Hallway	59.5
30	Electrical Room	37.03
31	Cold Processing Hallway closets	25
Total Square Feet		5523.02

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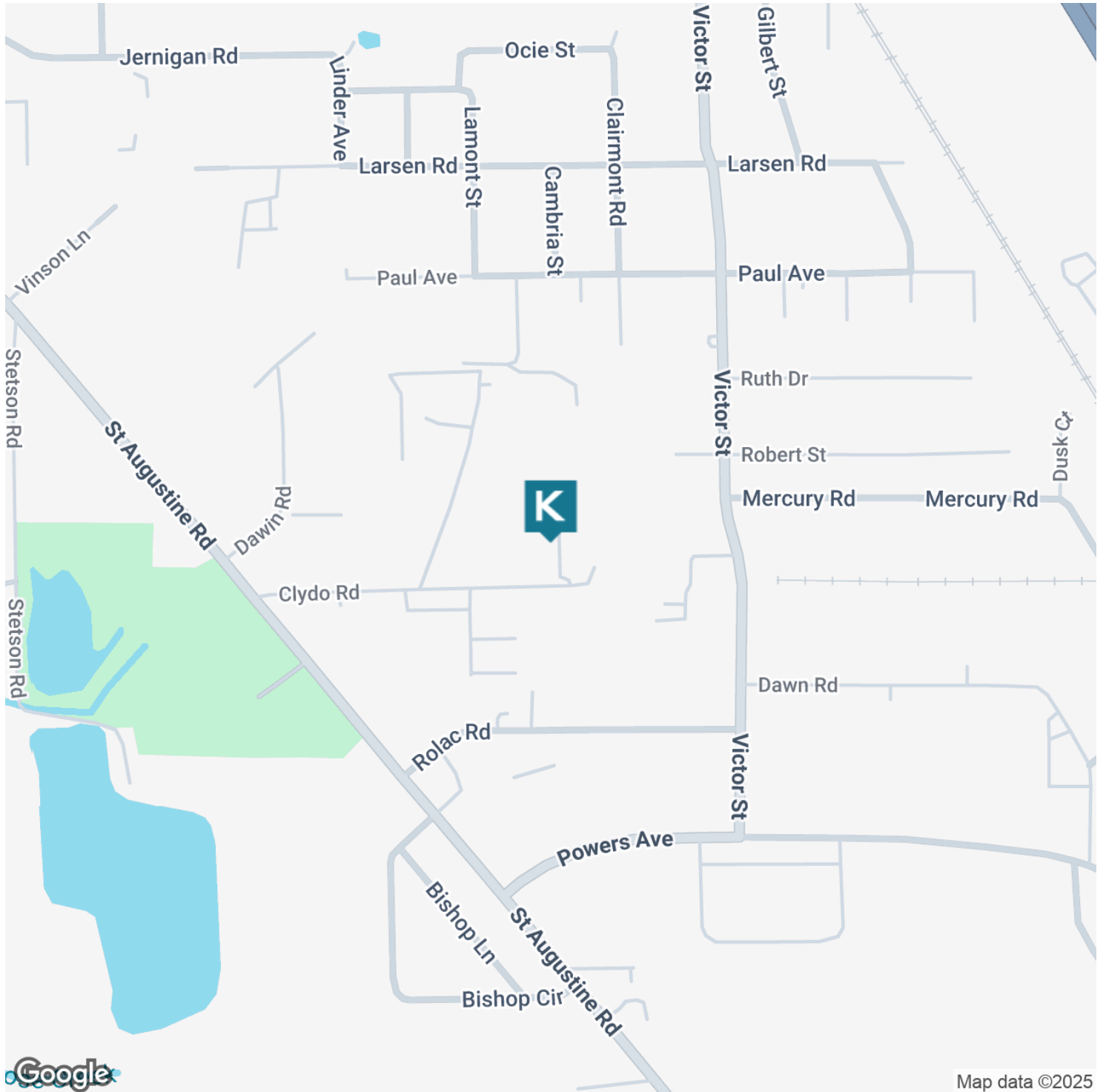
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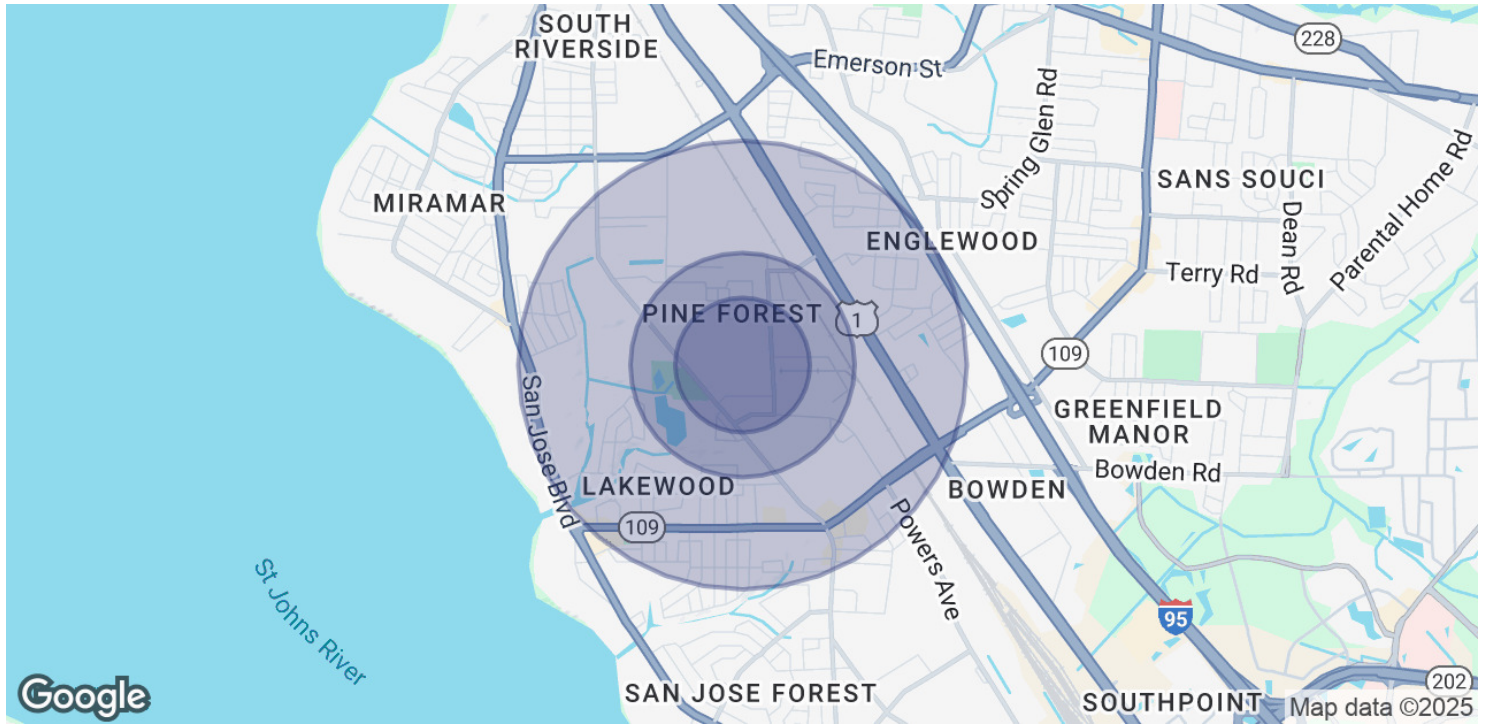
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LOCATION MAP

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	382	989	7,219
Average Age	36	38	40
Average Age (Male)	35	37	39
Average Age (Female)	37	39	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	137	378	3,003
# of Persons per HH	2.8	2.6	2.4
Average HH Income	\$50,081	\$66,479	\$74,759
Average House Value	\$422,634	\$386,314	\$362,836

Demographics data derived from AlphaMap

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