

# 2nd-Gen Restaurant/Retail Redevelo...

1638 University Blvd S, Jacksonville, FL 32216

**MOMENTUM** Presented By:  
— REALTY — Momentum Realty



# 2nd-Gen Restaurant/Retail Redevelopment

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## Property Details

**Price: \$749,000**

- Seller Financing Available
- 2nd-Gen Restaurant Infrastructure: Ready for immediate operator use or quick conversion.
- Flexible CCG-1 Zoning: Permitted for retail, medical, office, or commercial redevelopment.
- High-Visibility Location: Prime street frontage & pylon sign at 1638 University Blvd S.
- Strong Trade Area: Driven by high daily traffic from nearby residential, healthcare, and retail hubs.

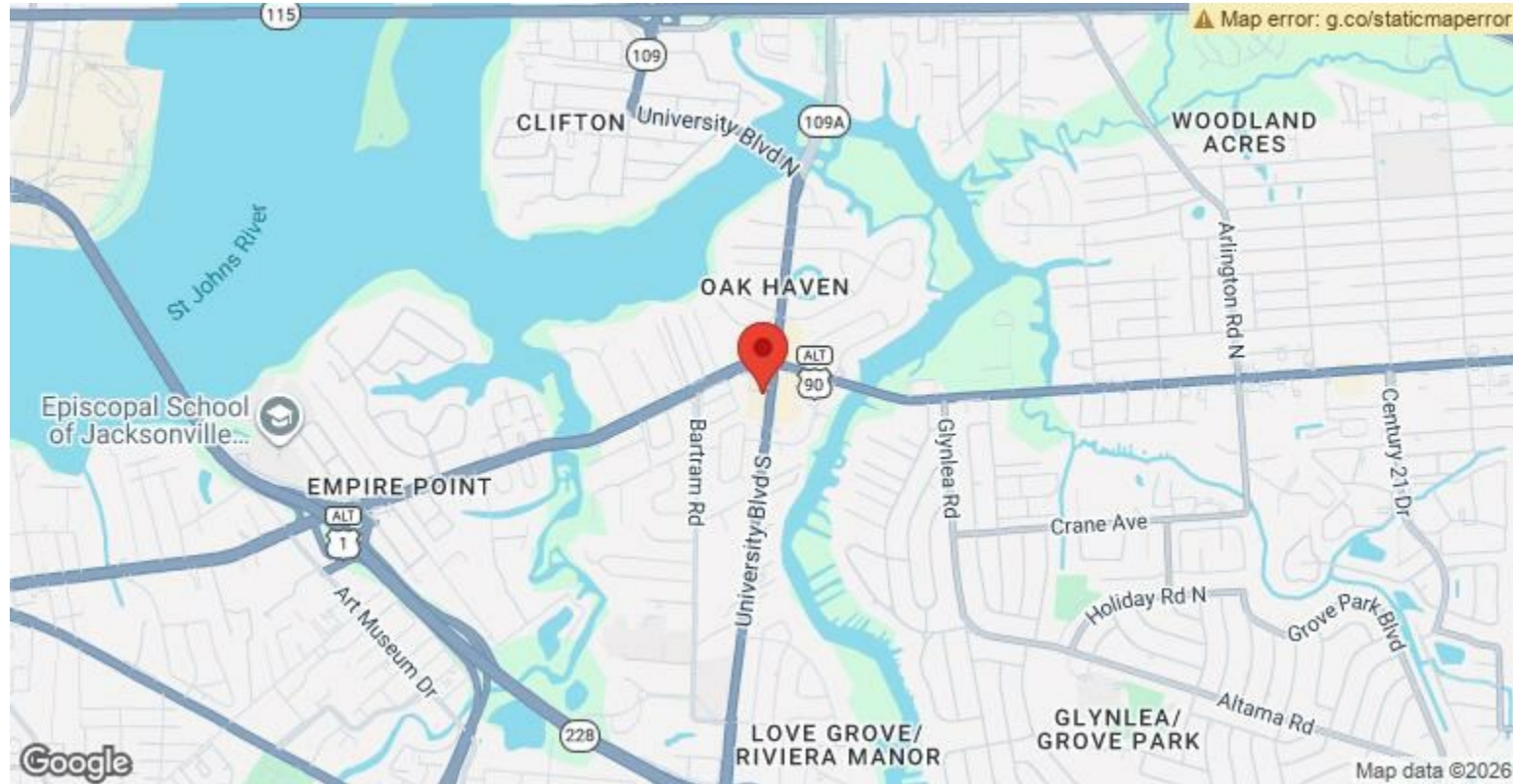
View the full listing here: <https://www.loopnet.com/Listing/1638-University-Blvd-S-Jacksonville-FL/41862039/>

|                      |                        |
|----------------------|------------------------|
| Price:               | \$749,000              |
| Property Type:       | Retail                 |
| Property Subtype:    | Restaurant             |
| Building Class:      | B                      |
| Sale Type:           | Investment             |
| Lot Size:            | 0.38 AC                |
| Gross Building Area: | 3,647 SF               |
| No. Stories:         | 1                      |
| Year Built:          | 1973                   |
| Tenancy:             | Single                 |
| Parking Ratio:       | 6.58/1,000 SF          |
| Zoning Description:  | CCG-1                  |
| APN / Parcel ID:     | 134034-0010            |
| Walk Score ®:        | 50 (Fairly friendly)   |
| Transit Score ®:     | 30 (Somewhat friendly) |

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## Location



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## Property Photos



Aerial view



Aerial view

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## Property Photos



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Aerial view

# 2nd-Gen Restaurant/Retail Redevelopment

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## Property Photos



Front picture



Inside picture

# 2nd-Gen Restaurant/Retail Redevelopment

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## Property Photos



Inside picture



Inside picture

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Inside picture



Inside picture

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Inside picture

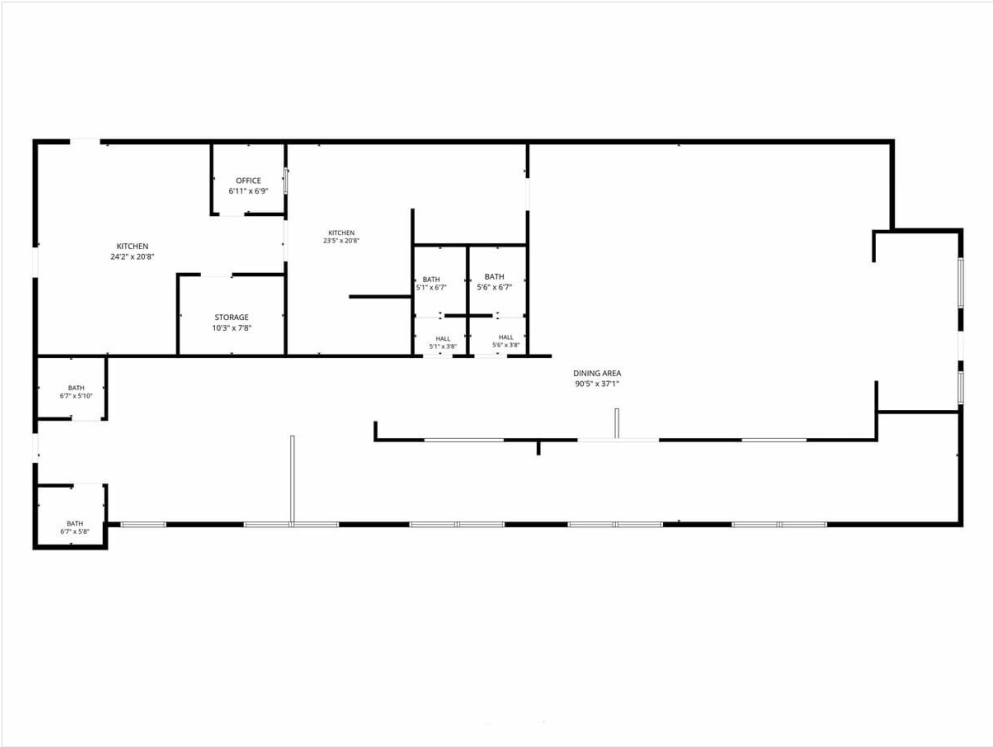


Inside picture

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## Property Photos



Floor plan



Outside Picture, front view

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Aerial view



Aerial view

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## Property Photos



Outside picture, back view



Outside picture, back view

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Outside picture, back view



Outside picture

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## Property Photos



Aerial view



Aerial view

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## Property Photos



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## Property Photos



Outside picture



Aerial view

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## Property Photos



Aerial view



Aerial view

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