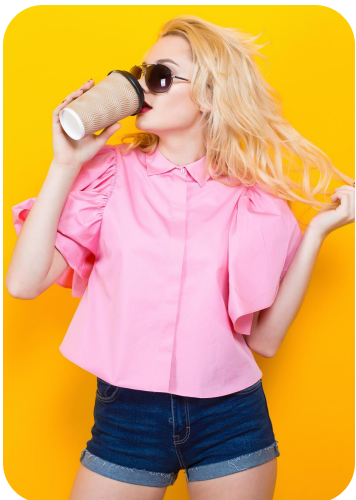




2nd Generation Restaurant Available

1814 Dean Road | Jacksonville, FL 32216



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Lease Details



Property Overview

Prime Realty exclusively presents 1814 Dean Road, a 1,842 SF freestanding 2nd generation restaurant located at the intersection of Dean Road and Beach Boulevard and near the busy intersection of Beach and University Boulevards. This property includes dedicated parking, ample storage, a hood system and 3-comp sink, and full dining room build-out.

The Spring Park sub-market of Jacksonville is densely populated with over 200,000 residents in a 5 mile radius and a central location with Jacksonville, making this property a short drive to Downtown and the Southside.

Property Highlights

- 1,842 SF freestanding 2nd generation restaurant available
- Located at intersection of Dean Road and Beach Blvd. (32,293 VPD)
- Close proximity to Memorial Hospital and the Southbank medical corridor
- Population exceeds 200k in surrounding 5 mile radius

Lease Details

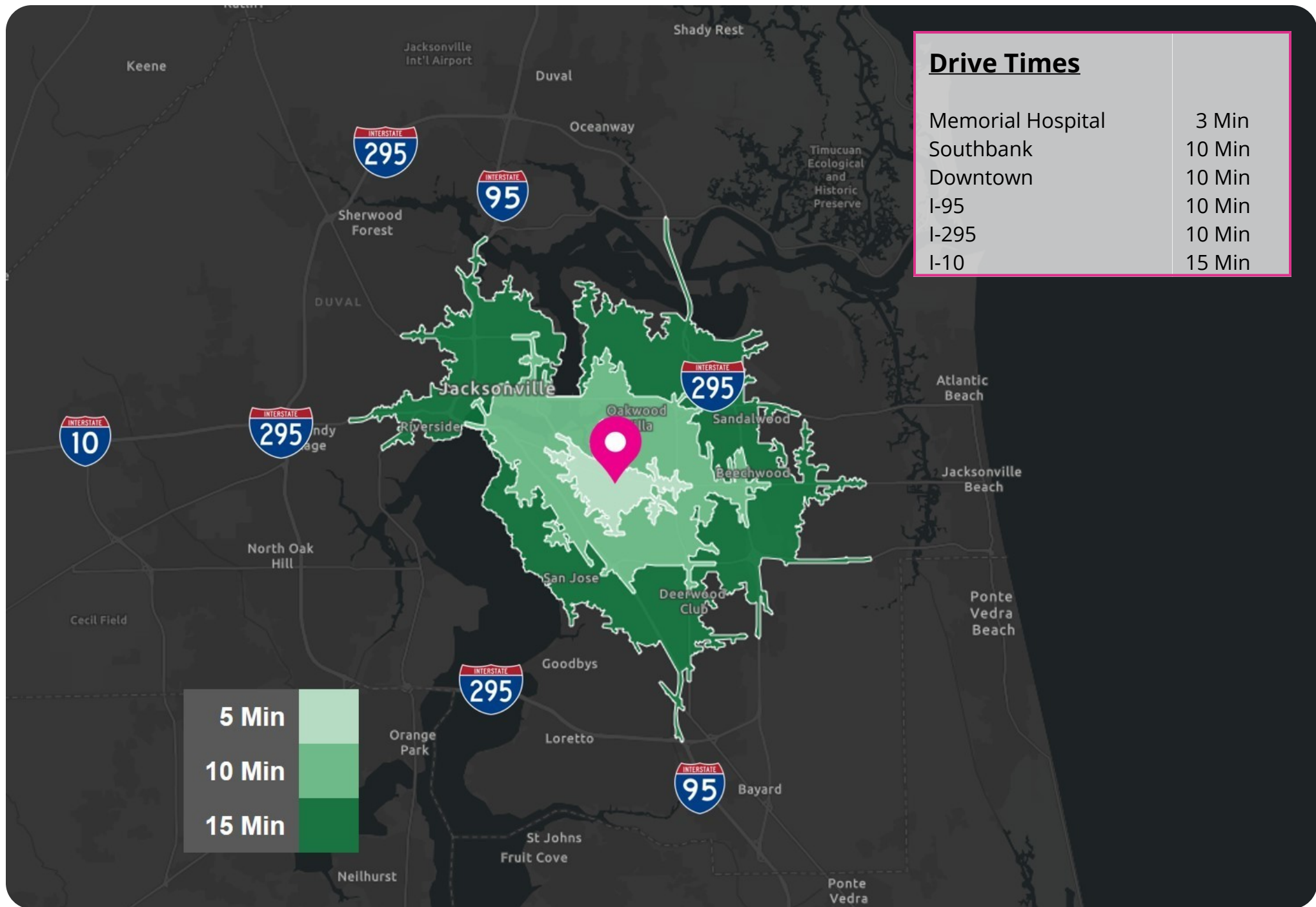
Available Space:	1,842 SF
Building Size:	1,842 SF
Lot Size:	.18 AC
Lease Rate:	\$10/SF
Lease Type:	NNN
Zoning:	CCG-1
Property Type:	Freestanding Retail
Property Sub-type:	2nd Generation Restaurant

Lease Details

2nd Generation Restaurant Available | 1814 Dean Road | Jacksonville, FL 32216







Drive Times	
Memorial Hospital	3 Min
Southbank	10 Min
Downtown	10 Min
I-95	10 Min
I-295	10 Min
I-10	15 Min



Subject Area Demographics

1 Mile

3 Miles

5 Miles

2019 Population

9,800

81,322

210,236

2024 Projected Population

10,142

86,298

223,208

2019 Number of Households

3,982

33,623

86,845

2024 Projected Number of Households

4,108

35,619

92,383

Average Household Income

\$60,020

\$59,426

\$63,420

Workplace Employees

8,212

61,582

194,434

Median Age

41.9

37.5

36.3

LIFESTYLE SEGMENT

46.9%

Hardworking Consumers
Median Age: 39.0

LIFESTYLE SEGMENT

20.9%

Suburban Families
Median Age: 34.9