

FOR SALE
\$149,000



Tex-Mex Restaurant

8221-1 Southside Blvd, Jacksonville, FL 32256

DESCRIPTION

Business Asset Sale of a 2nd Gen Tex-Mex restaurant
Currently a modern counter-service chain
serving Baja-style tacos & other Mexican eats,
plus beer & margaritas.

Located at the end-cap of Deerwood Station
Shopping Plaza at the intesection of Old
Baymeadows Rd and Southside Blvd. Site is also
accessible from the GATE Gas Station at the corner
of Baymeadows Rd and Southside Blvd.
The Plaza has 464' Frontage on Southside Blvd.
CALL NOW!

HIGHLIGHTS

- 3,000 SF Restaurant Space
- Established: 2019
- Full FF&E package is included
(furniture/fixtures/equipment)
- Large commercial kitchen
- Zoning: PUD
- ±99 parking spaces on site
- Pylon Sign
- Real Estate is Leased:
 - Base Rent: \$6,988.33
 - CAM: \$2.30 Per SF
 - Taxes: \$2.20 Per SF
 - Insurance: \$0.50 Per SF

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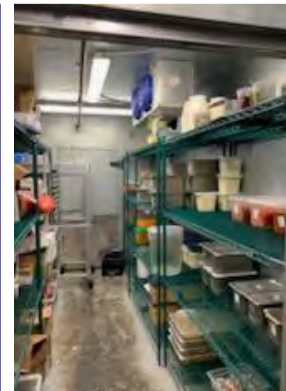
4651 Salisbury Rd Suite 400, Jacksonville, FL 32256





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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population 2020	16,260	65,001	147,413
Households 2020	8,318	30,189	62,344
Med. HH Income	\$53,263	\$64,215	\$65,389
Daytime Employees	4,992	65,785	76,939
Pop. Growth '20-'25	6.60%	7.54%	5.74%
HH Growth '20-'25	6.92%	7.66%	5.89%



- Located on heavily-traveled Southside Boulevard, with a traffic count of 54,000 AADT in-front of the site
- Baymeadows Rd on the East side of Southside Blvd has 30,500 AADT, with a traffic light at that intersection
- A second Traffic Light access at the intersection of Southside Blvd and Old Baymeadows Rd.



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