

FOR SALE OR LEASE > RETAIL



Northeast Florida

# Restaurant and Retail Space

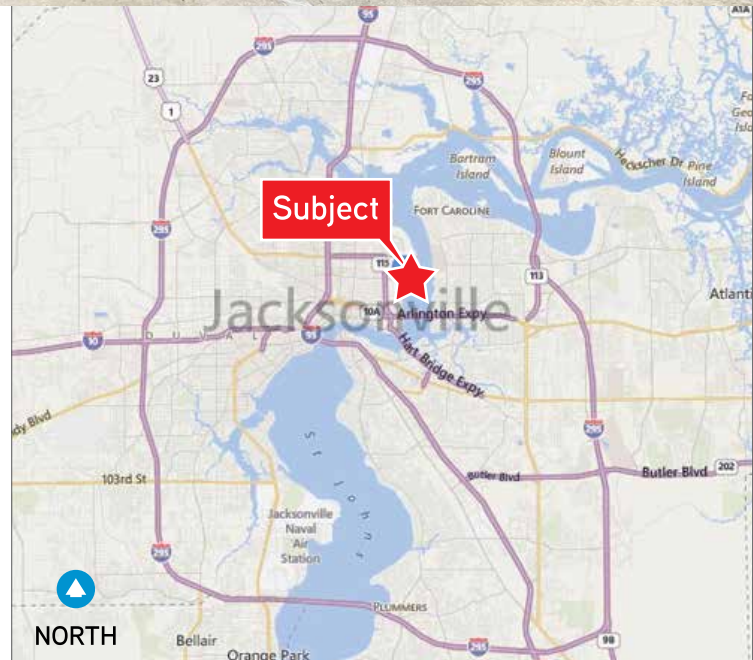
2116 TALLEYRAND AVENUE, JACKSONVILLE, FL 32216

2,640± SF AVAILABLE



## Property Features

- > Great exposure on Talleyrand Ave. in the heart of the Port
- > Three blocks north of 8th Street
- > Great sandwich shop, restaurant or retail building
- > Drive thru for restaurant or liquor store
- > Significant restaurant equipment remains
- > New roof in 2008
- > Security system in store
- > Lease rate: **\$3,500 per month (NNN)**
- > Sale price: **\$550,000**



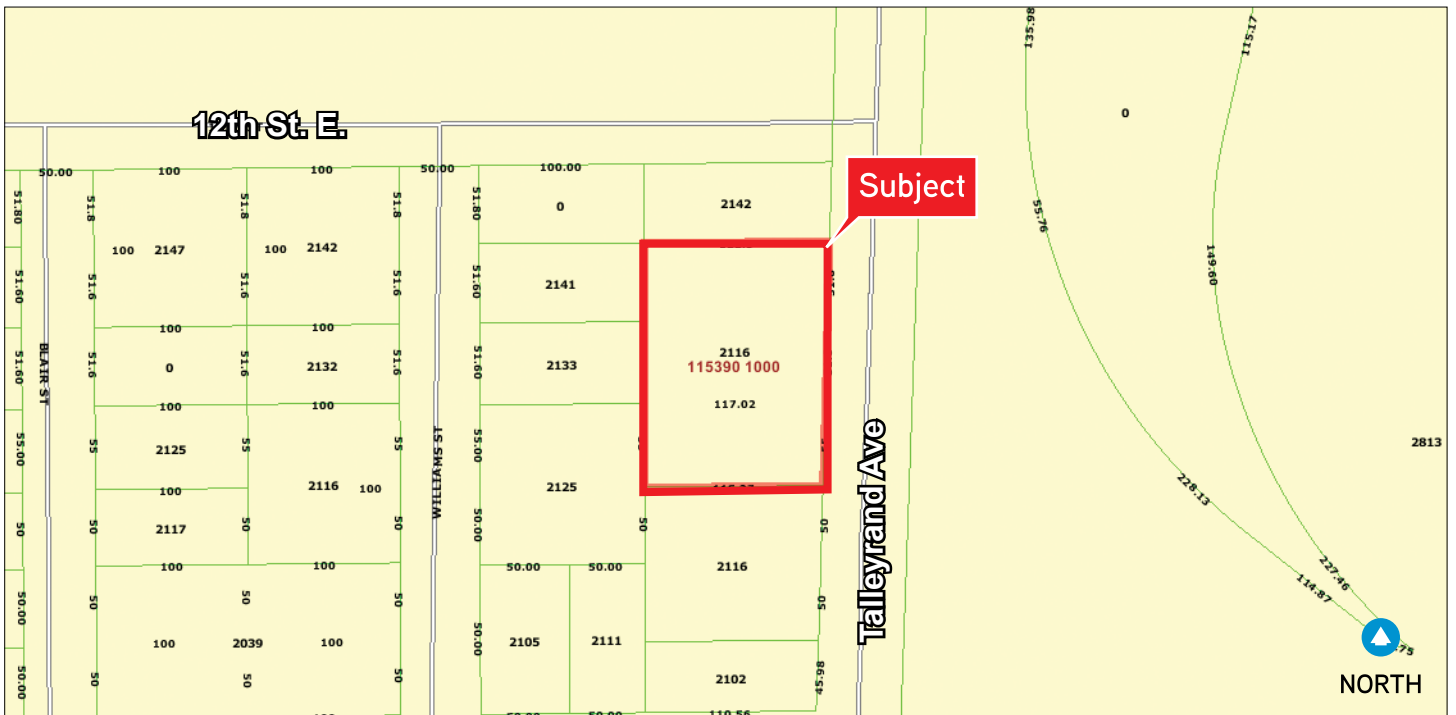
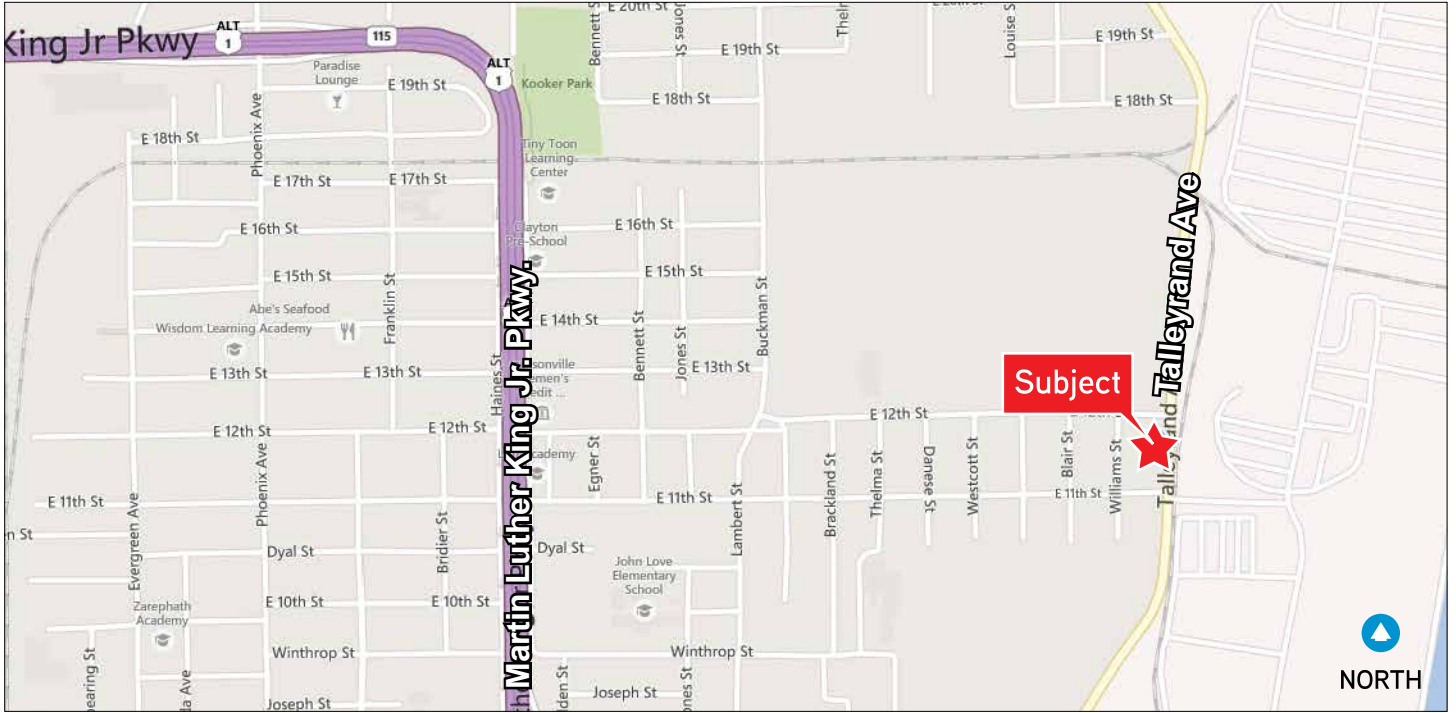
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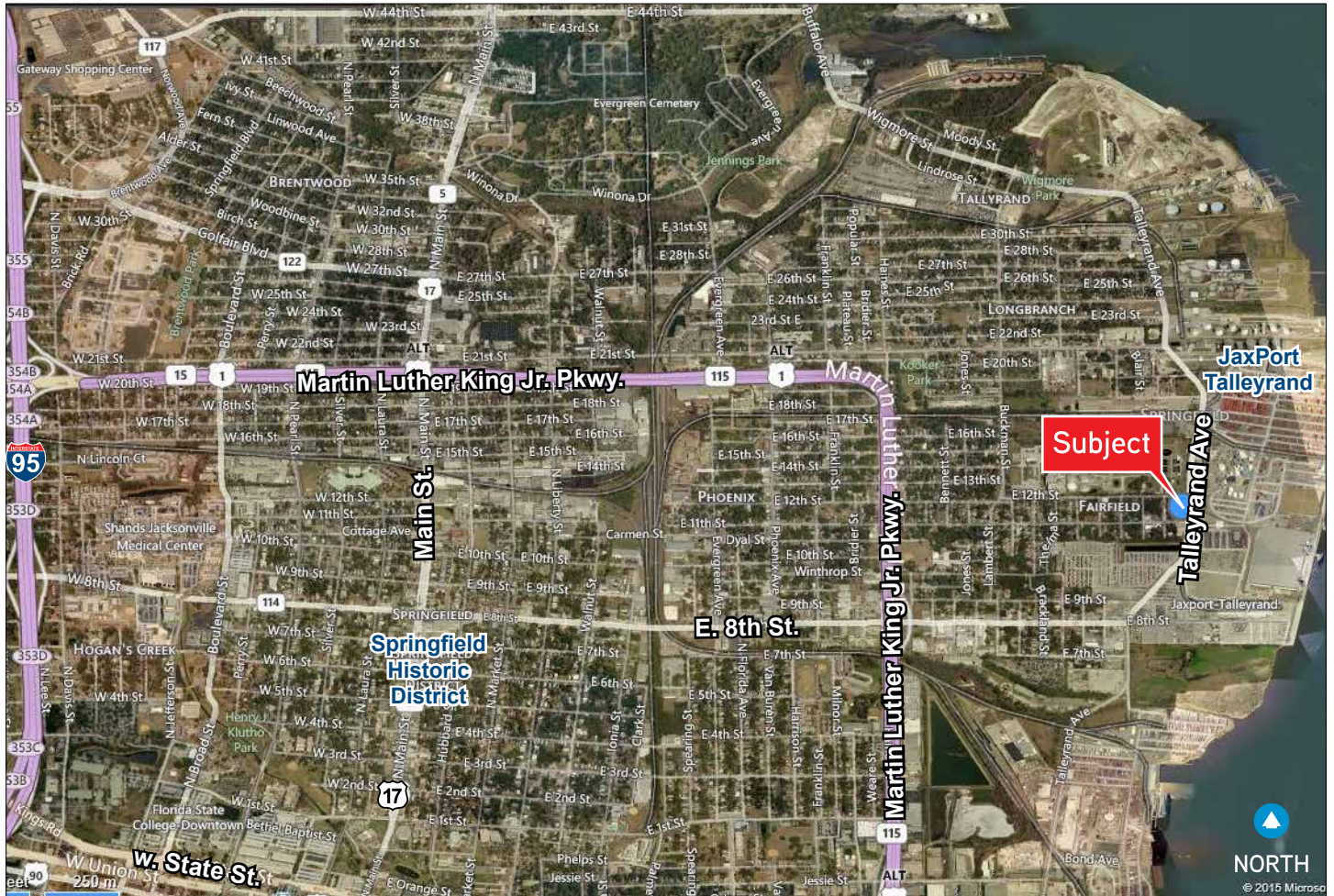
# Street & Plat Map

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# Aerial

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Demographics	1 Mile	3 Mile	5 Mile
2020 Projection	3,657	76,360	183,059
2015 Estimate	3,709	75,680	180,867
2015 Est. Avg. HH Income	\$30,055	\$43,907	\$44,918

Source: Nielsen

Traffic Count	Daily
Talleyrand Avenue	4,500±

Source: Florida Department of Transportation (FDOT)



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# 0.43± Acres Available

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