

Multi-use property For sale/lease

Multi-use property | 8483 New Kings Road, Jacksonville, FL 32219

Restaurant / Retail

- 2,450± SF fully equipped restaurant
- Freestanding building
- Former Toby's Barbecue had multiple years of \$1 million in sales
- 300± front feet on New Kings Road
- 1 mile and 1 minute from I-295
- 31,000± daily traffic count on New Kings Road
- Plenty of parking

Call for Pricing

Trucking / Distribution

- 5.02± acres (additional adjacent land available)
- Zoned Industrial, CCG-2, CO
- 1 mile and 1 minute from I-295
- 2,450± SF air conditioned office, retail, restaurant
- Three (3) small buildings: 414± SF, 564± and 868± SF

*Owner can lease out restaurant and run distribution business.

Copyright © 2021 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

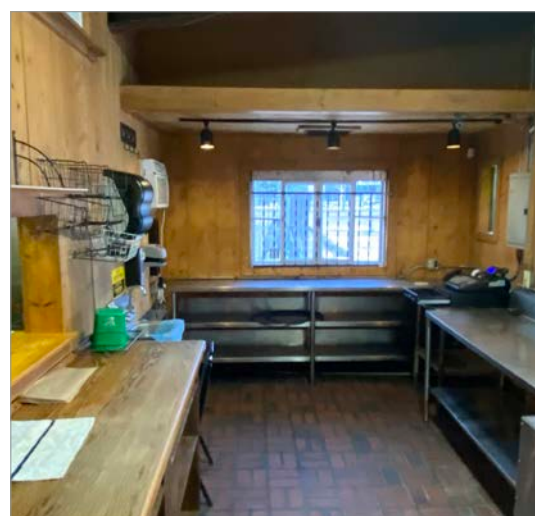
Gary Montour

Senior Director
+1 904 861 1116
gary.montour@colliers.com

Colliers
76 S. Laura Street, Suite 1500
Jacksonville, FL 32202
+1 904 358 1206



Property photos



Gary Montour
Senior Director
+1 904 861 1116
gary.montour@colliers.com

Colliers
76 S. Laura Street, Suite 1500
Jacksonville, FL 32202
+1 904 358 1206

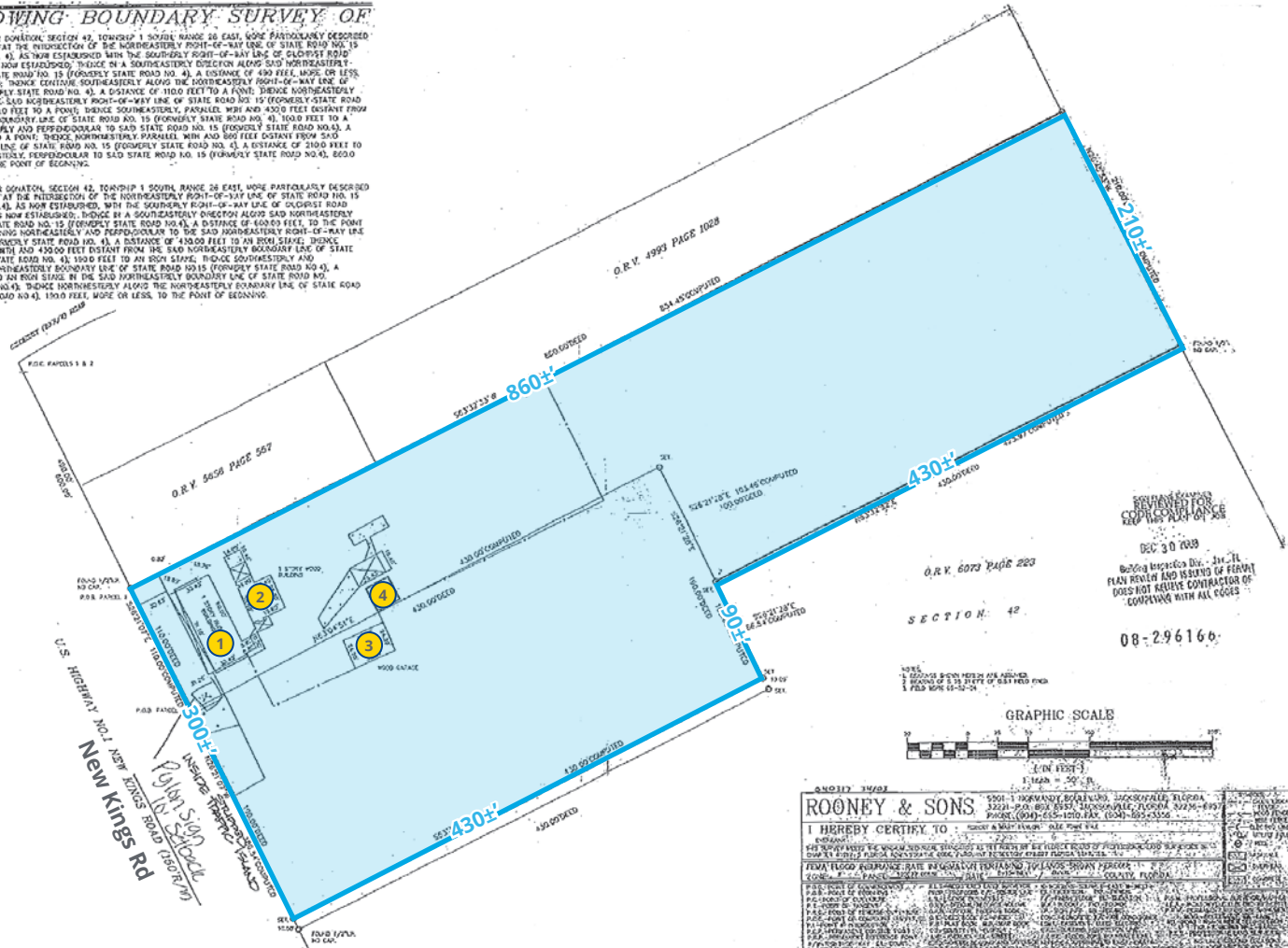


Survey

MAP SHOWING BOUNDARY SURVEY OF

PART 1
 PART OF THE BEAC CENTER QUARTER, SECTION 42, TOWNSHIP 1 SOUTH, RANGE 28 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHEASTLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), AS NOW ESTABLISHED WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF COLDEST ROAD (FORMERLY ROAD NO. 239 AS NOW ESTABLISHED), THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID NORTHEASTLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), A DISTANCE OF 490 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHEASTERLY ALONG THE NORTHEASTLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), A DISTANCE OF 1100 FEET TO A POINT; THENCE NORTHEASTERLY AND PERPENDICULAR TO THE SAID NORTHEASTLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), A DISTANCE OF 430 FEET TO A POINT; THENCE SOUTHEASTERLY, PARALLEL WITH AND 430 FEET DISTANT FROM THE SAID NORTHEASTLY BOUNDARY LINE OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), 1000 FEET TO A POINT; THENCE NORTHEASTERLY AND PERPENDICULAR TO SAID STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), A DISTANCE OF 860 FEET TO A POINT; THENCE NORTHEASTERLY, PARALLEL WITH AND 860 FEET DISTANT FROM SAID NORTHEASTLY BOUNDARY LINE OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), A DISTANCE OF 2100 FEET TO A POINT; THENCE SOUTHWESTERLY, PERPENDICULAR TO SAID STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), 6000 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

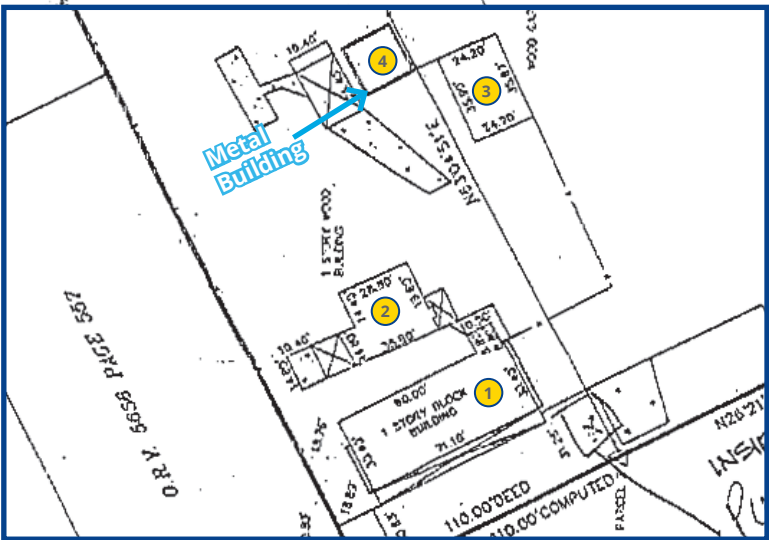
PART 2
 PART OF THE BEAC CENTER QUARTER, SECTION 42, TOWNSHIP 1 SOUTH, RANGE 28 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHEASTLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), AS NOW ESTABLISHED, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF COLDEST ROAD (FORMERLY ROAD NO. 239 AS NOW ESTABLISHED); THENCE BY A SOUTHEASTERLY CURVE ALONG SAID NORTHEASTLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), A DISTANCE OF 4000 FEET TO AN IRON STAKE; THENCE SOUTHEASTERLY, PARALLEL WITH AND 4300 FEET DISTANT FROM THE SAID NORTHEASTLY BOUNDARY LINE OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), A DISTANCE OF 430 FEET TO A POINT; THENCE SOUTHWESTERLY AND PERPENDICULAR TO SAID NORTHEASTLY BOUNDARY LINE OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), A DISTANCE OF 430 FEET TO AN IRON STAKE; THENCE SOUTHWESTERLY, PARALLEL WITH AND 4300 FEET DISTANT FROM THE SAID NORTHEASTLY BOUNDARY LINE OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), A DISTANCE OF 1500 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.



REVISIONS
 REVIEWED FOR
 DEC 30 2018
 Building Inspection Div., Inc., FL
 PLAN REVIEW AND ISSUING OF PERMITS
 DOES NOT REQUIRE CONTRACTOR OF
 CORRESPONDING WITH ALL PAGES
 08-296166



ROONEY & SONS
 1 HEREBY CERTIFY TO
 5001 W. WINDY BAY BLVD. JACKSONVILLE, FLORIDA 32221-6001
 (904) 455-1000 FAX: (904) 455-3356



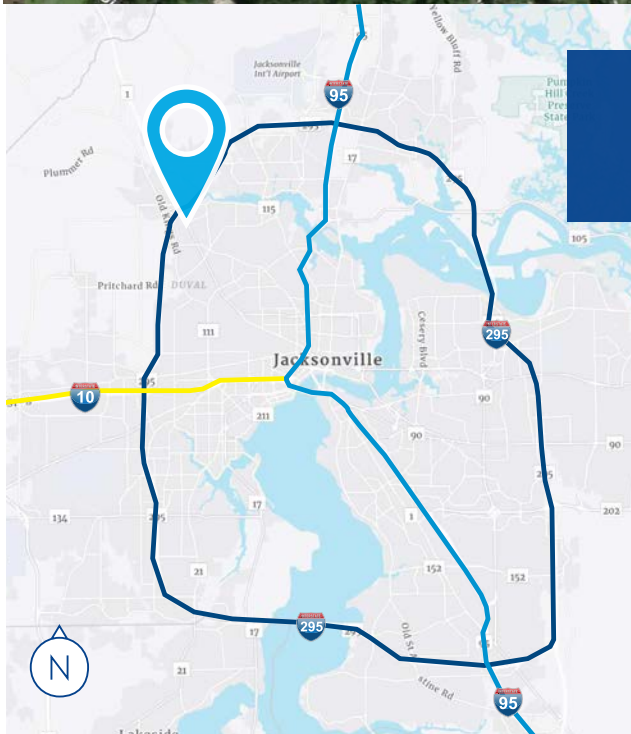
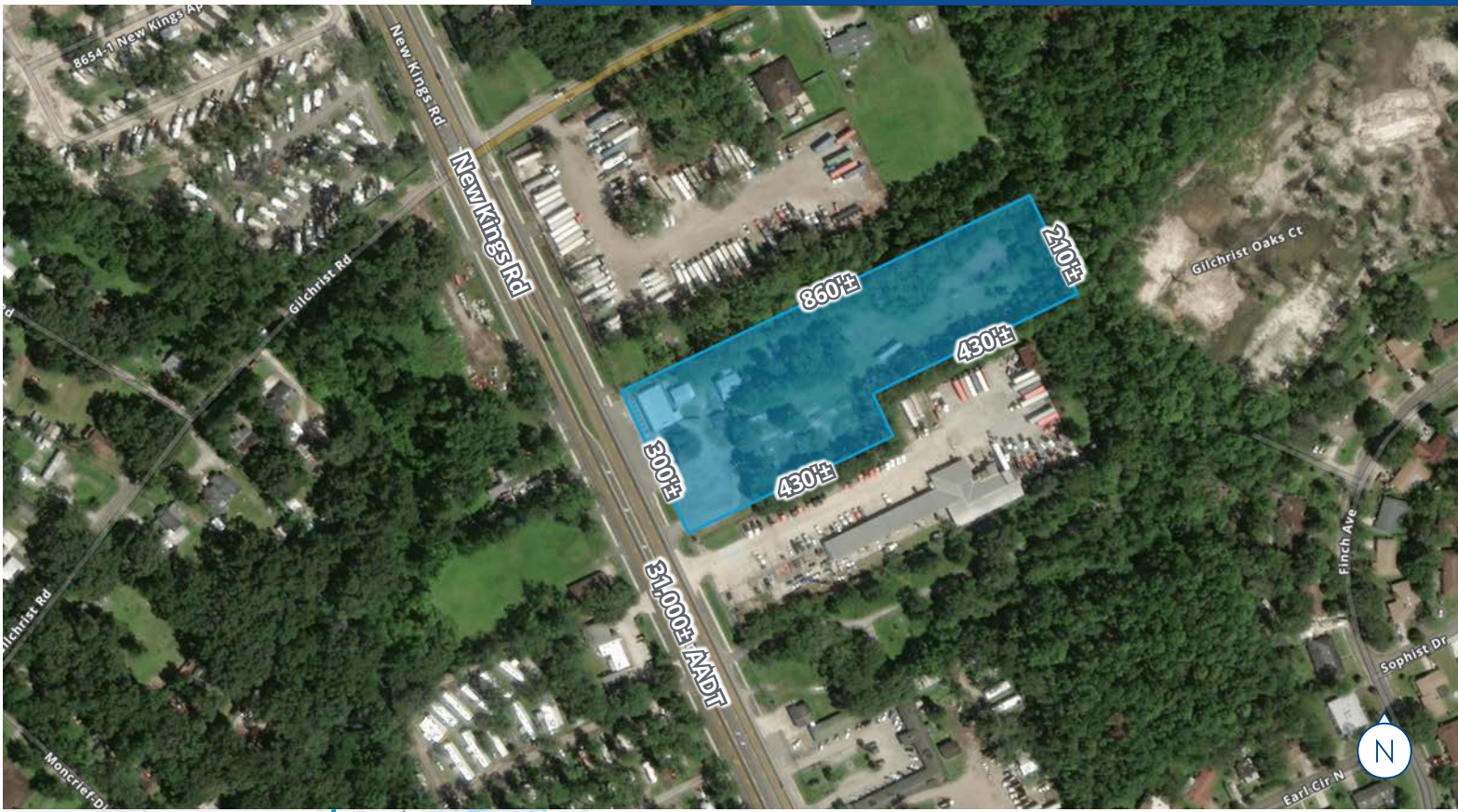
| Building | SF± |
|----------|---------------------------|
| 1 | 2,450 (Former Restaurant) |
| 2 | 564 |
| 3 | 868 |
| 4 | 417 |

Gary Montour
 Senior Director
 +1 904 861 1116
 gary.montour@colliers.com

Colliers
 76 S. Laura Street, Suite 1500
 Jacksonville, FL 32202
 +1 904 358 1206



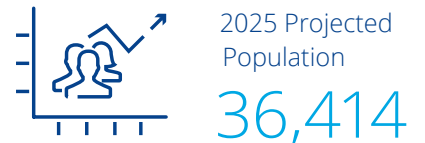
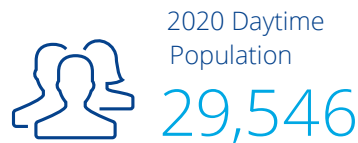
Close-up aerial



Demographics

3 Mile Radius

Source: ESRI Business Analyst



Gary Montour

Senior Director
+1 904 861 1116
gary.montour@colliers.com

Colliers

76 S. Laura Street, Suite 1500
Jacksonville, FL 32202
+1 904 358 1206

