

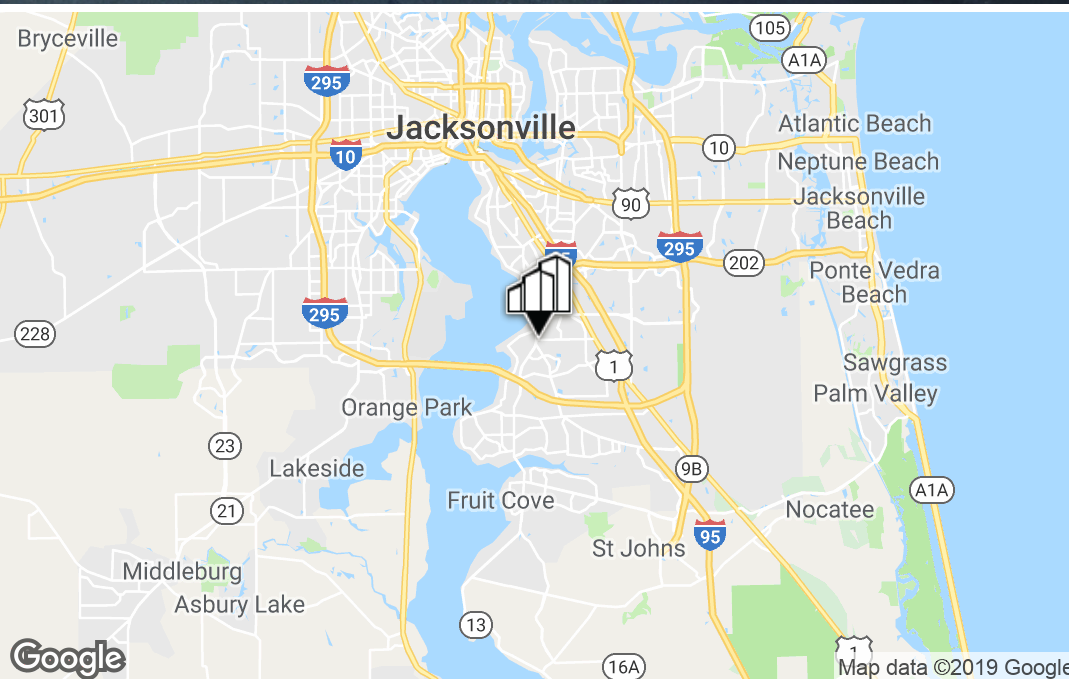
# RESTAURANT BUILDING FOR SALE

## 9743 OLD ST AUGUSTINE RD

JACKSONVILLE, FL 32257



PRIMEREALTY



### For More Information:

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4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family | StudentHousing | Hotels

Information gathered from sources deem to be reliable. Buyer shall not rely solely on this information and should check and verify.

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Jacksonville, FL 32257



## OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	1.82 Acres
Year Built:	1973
Building Size:	8,300
Zoning:	PUD 2102 Restaurant Class 2
Market:	Southside
Submarket:	Mandarin
Price / SF:	\$168.67
Parking:	200 Spaces



## PROPERTY OVERVIEW

Prime Realty is pleased to present this 8,300 SF restaurant space for sale. This quaint area of Mandarin is located on the eastern banks of the St. Johns River, across from Orange Park. Jacksonville's Mandarin sub-market is marked by ancient oak trees draped with Spanish moss, beautiful parks, marinas and more idyllic water views than any other area in Jacksonville. This property is within a retail corridor which is in close proximity to over 6,000 apartments.

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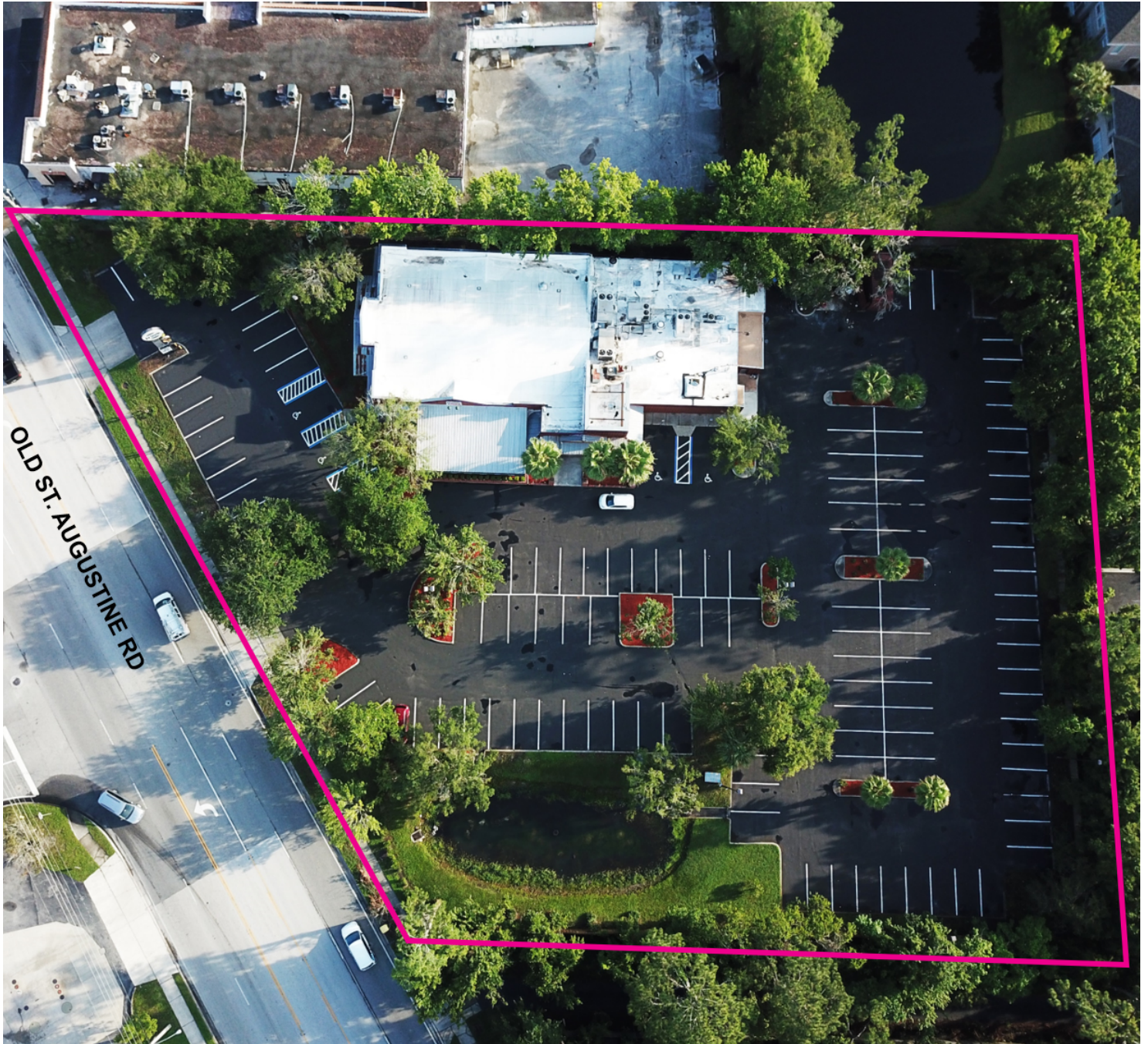
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Aerial Photo



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## Additional Photos



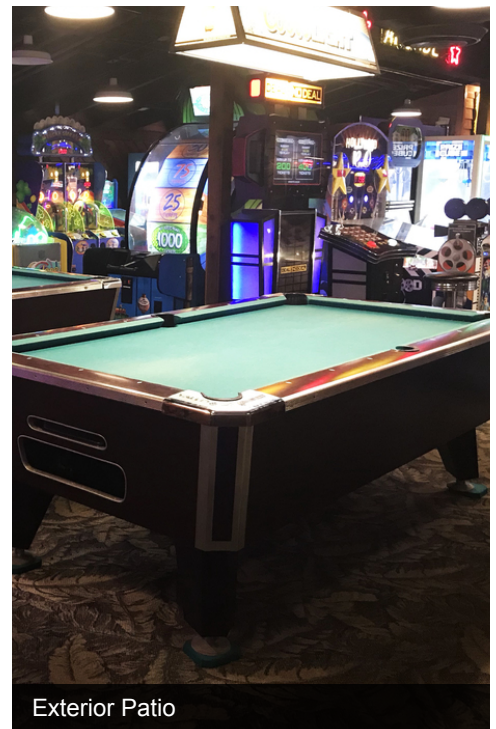
Covered Patio Seating



Tall Monument Signage



Aw Shucks Booth



Exterior Patio

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## Retailer Map



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## Aerials Maps



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## Demographics



Demographics	1 Mile	3 Miles	5 Miles
2017 Population	15,488	60,170	137,309
Projected 2022 Population	16,116	62,881	144,997
2017 – 2022 Population Growth Rate	0.80%	0.89%	1.10%
Median Age	39.7	40.9	38.9
Average Household Size	2.26	2.37	2.34
Average Household Income	\$74,104	\$77,898	\$82,740
Median Household Income	\$53,104	\$55,718	\$58,575
2017 Population by Race/Ethnicity	1 Mile	3 Miles	5 Miles
White Alone	78.5%	80.1%	77.1%
Black Alone	13.2%	11.1%	12.0%
American Indian Alone	0.5%	0.3%	0.4%
Asian Alone	2.8%	3.5%	5.6%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	2.2%	2.2%	2.1%

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