

**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, that is 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 intersection 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:
    - 8 more years on the lease
- Call for more details.

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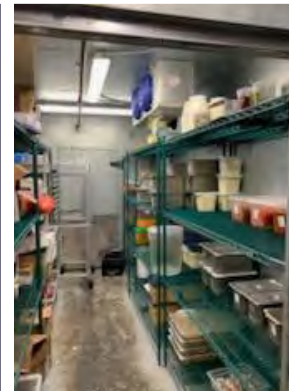
**4651 Salisbury Rd Suite 400, Jacksonville, FL 32256**





## 8221-1 Southside Blvd, Jacksonville, FL 32256

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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