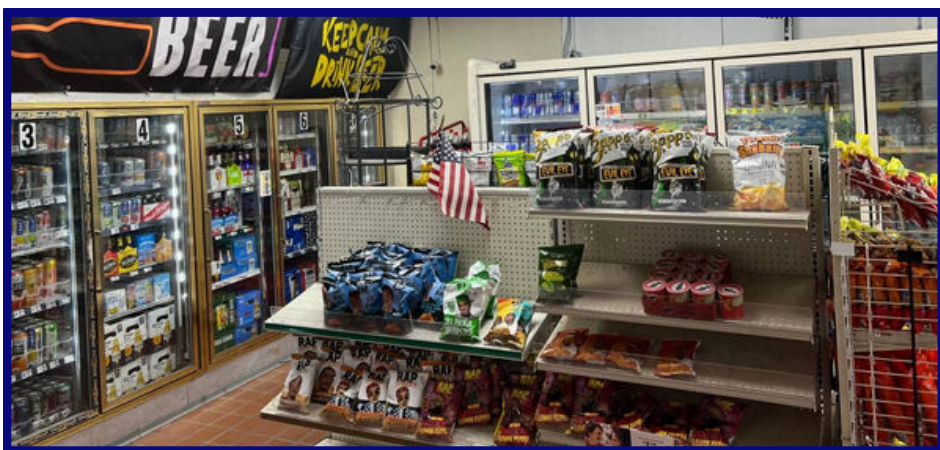
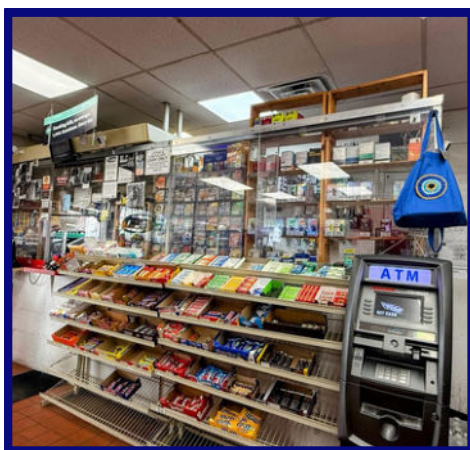


UNIVERSITY GAS



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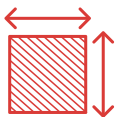
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HIGHLIGHTS & OVERVIEW

This dual-use asset is a rare opportunity to own a cash-flowing gas station with future upside from a partially built-out restaurant—finish to your specifications. With high traffic exposure, flexible zoning, and no fuel supply contract, investors have maximum operational freedom in a high-demand corridor.



±3,404 SF total building,
with ±1,353 SF heated



±40,000 AADT along
University Blvd S



No fuel branding restrictions —
full control over branding & supply



Minutes from I-95, Memorial
Hospital, and big brands!

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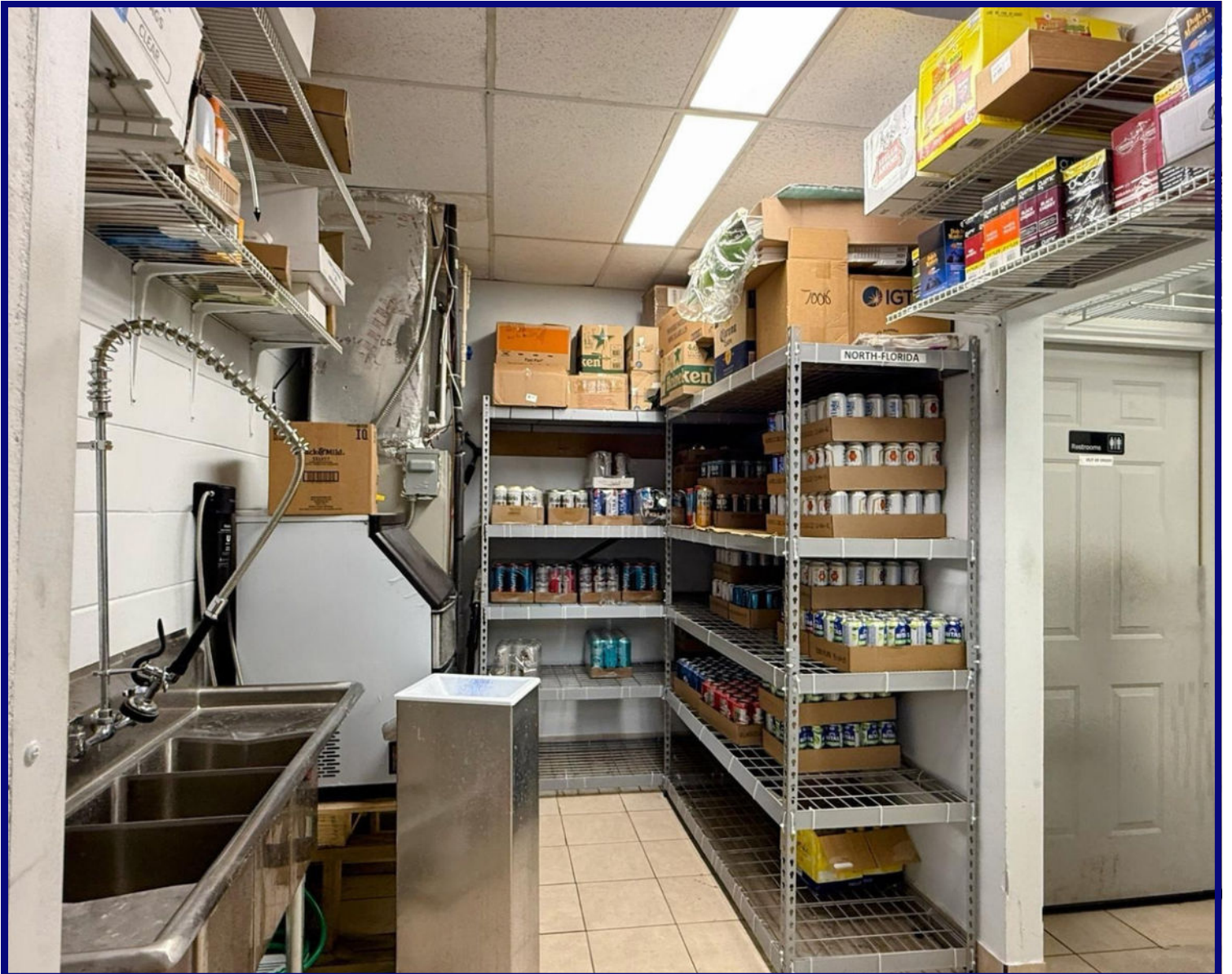
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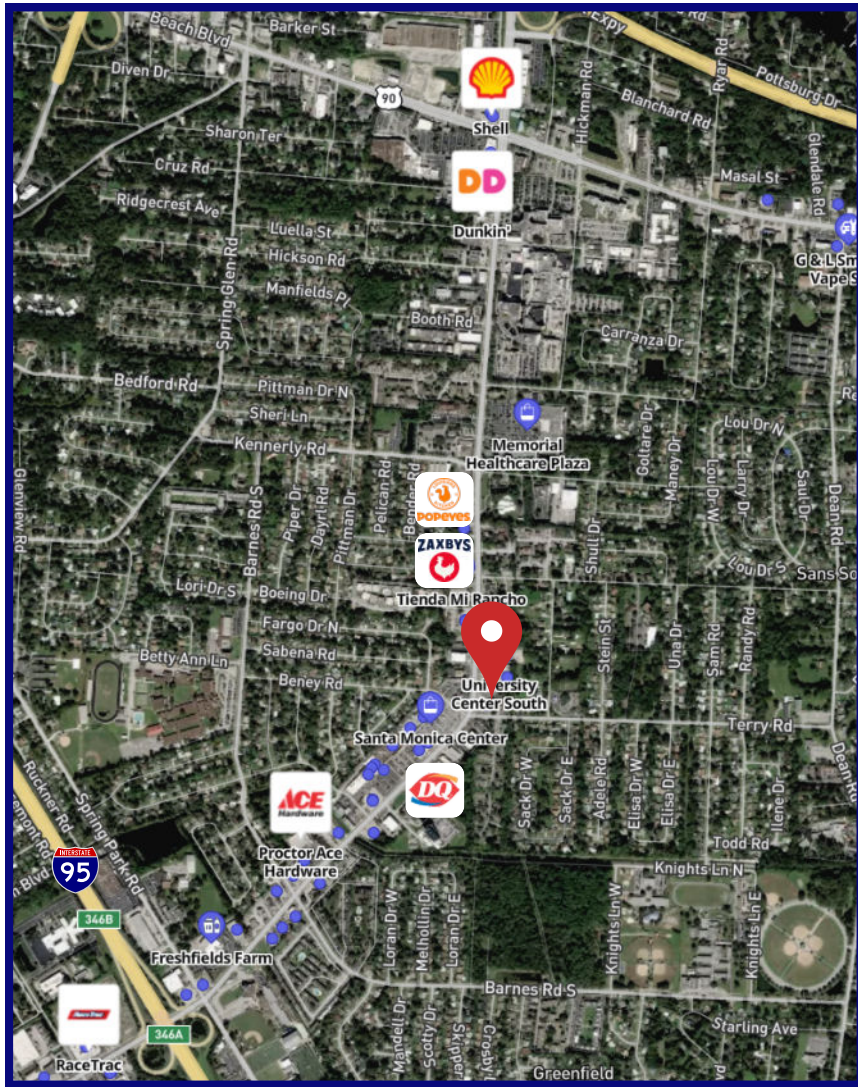


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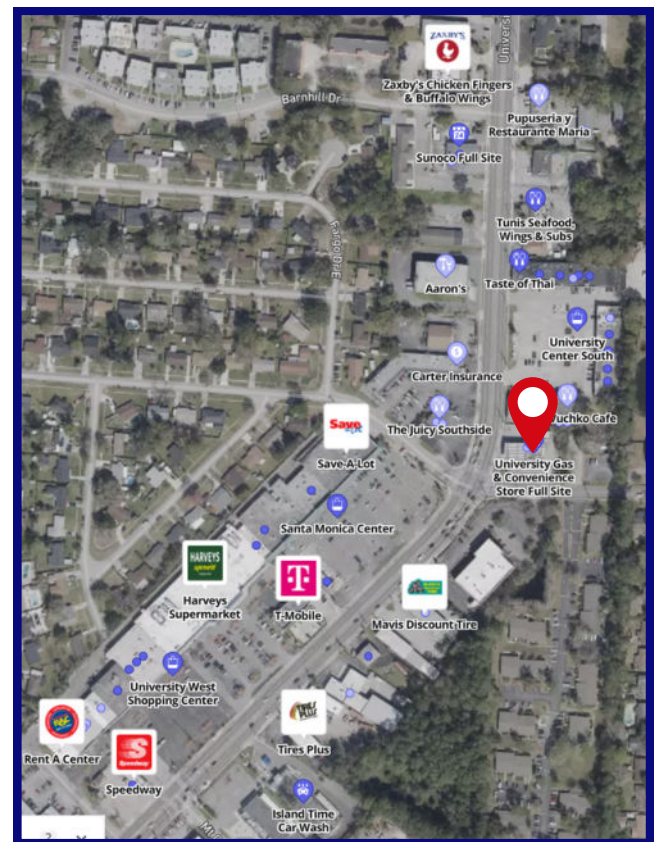
4389 University Blvd, Jacksonville, FL 32216



More Highlights:

- ±0.64 AC corner lot with excellent frontage and visibility
- Fully operational gas station with fuel system in place
- Full control over branding & supply
- Restaurant build-out nearly complete (seating for ±196)
- Zoning: CCG-1 — supports gas, retail, food, and more
- Gas line installed (TECO) to support kitchen operations.
- Surrounded by national retailers: Dunkin', Shell, ACE Hardware, and Dairy Queen

This asset delivers on visibility, accessibility, and retail synergy. Positioned on a high-traffic arterial corridor, surrounded by national chains, and underpinned by a strong infrastructure package, it's primed for both immediate returns and strategic repositioning.



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