

# Stand Out in a Growing Market

1430 San Marco Blvd, Jacksonville, FL 32207



## FOR LEASE

\$30/SF

**MATT DEMIR**

BROKER

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# Stand Out in a Growing Market

## HIGHLIGHTS & OVERVIEW



Step into a turnkey, second-generation restaurant space perfectly positioned to elevate your brand in one of Jacksonville's most recognizable neighborhoods. Located directly across from Baptist MD Anderson Cancer Center and the Baptist Health Southbank campus, this site benefits from consistent foot traffic and built-in demand from healthcare professionals, patients, and visiting families.



\$30/SF  
Modified Gross



Access to I-95,  
Acosta Bridge, &  
Downtown Jax.



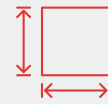
Parking spaces  
available



2,946 SF



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2,946 SF



\$30/SF  
Modified Gross



| DEMOGRAPHICS       | 1 MILE   | 3 MILES  | 5 MILES  |
|--------------------|----------|----------|----------|
| Total Households:  | 3,756    | 34,743   | 89,879   |
| Total Population:  | 6,666    | 78,951   | 214,257  |
| Average HH Income: | \$84,412 | \$67,253 | \$65,004 |



# MAP OVERVIEW

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