

**8532 Baymeadows  
Road**

Jacksonville, FL

Former Bennigan's Restaurant

**Building Size:** 6300±sf

**Parking:** 171±

**Lot Size:** 1.99± acres

**Signage:** Large Pylon Signage on  
Baymeadows Road

**Zoning:** CCG-1

**Year Built:** 1983

**Lease Rate:** \$15 per sf/nnn  
(Base approx. \$7875 per month &  
Real Estate Taxes are approx.  
\$1475± per month)



## RESTAURANT PROPERTY FOR LEASE



### For More Information:

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Pine Street/RPS, LLC

1923 Southampton Road

Jacksonville, FL 32207

[www.pinestreetrps.com](http://www.pinestreetrps.com)

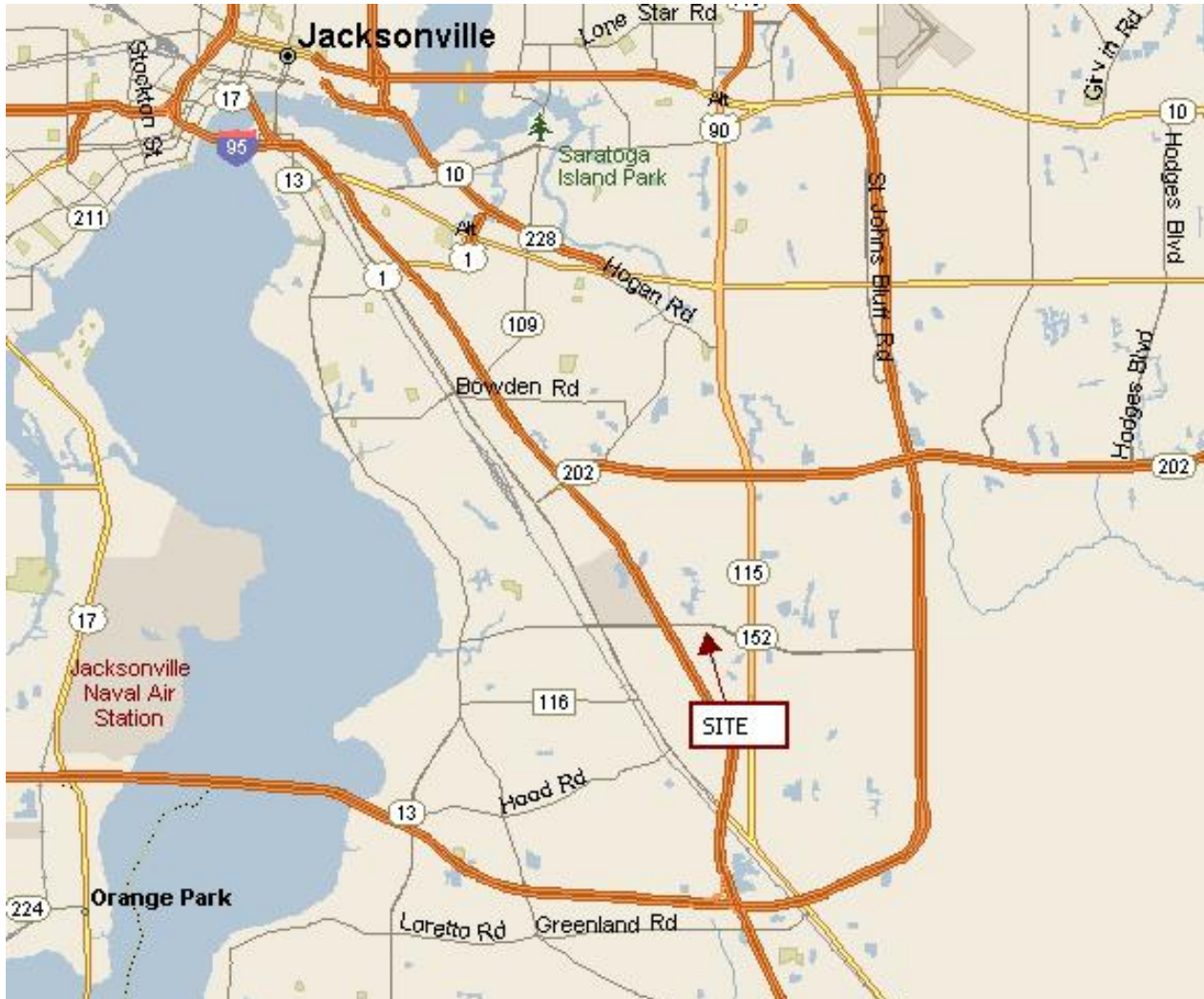
Information provided is deemed to be accurate, but is subject to errors and/or omissions.

8532 Baymeadows Rd, Jacksonville, FL 32256





**Pine Street / RPS**



<b>Demographics</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2010 Total Population:	<b>4,575</b>	<b>78,004</b>	<b>159,857</b>
Average Age:	<b>36.10</b>	<b>37.10</b>	<b>37.50</b>
Median Household Inc:	<b>\$51,777</b>	<b>\$53,507</b>	<b>\$55,250</b>
Employees:	<b>6638</b>	<b>59,603</b>	<b>120,176</b>

Traffic Counts: 31,500 cars per day



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