

6055 Youngerman Circle

Southwest Quadrant of
I-295 & Blanding Boulevard
Jacksonville, FL

CONFIDENTIAL

Currently Operating as
Buffalo's Southwest Café –
Tenant is open for business –
Please do not disturb,
Contact agent for all showings

Building Size: 6867 ±sf (heated area),
Plus large patio

Parking: 69±
Plus an additional grass field

Lot Size: 1.53± acres

Features: Large Pylon sign and
street front monument sign

Sale Price: **REDUCED** \$1,750,000
\$1,475,000

Lease Rate: **REDUCED** \$14,500
\$11,000/month/nnn



RESTAURANT PROPERTY FOR SALE OR LEASE



For More Information:

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Pine Street/RPS, LLC
1923 Southampton Road
Jacksonville, FL 32207
www.pinestreetrps.com

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



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Pine Street/RPS, LLC

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Pine Street / RPS



Demographics	1 Mile	3 Mile	5 Mile
2010 Total Population:	11,085	65,776	152,637
Pop Growth 2010-2015:	7.30%	4.40%	5.10%
Per Capita Income:	\$24,605	\$25,015	\$24,736
Average Age:	33.90	36.50	36.00
2010 Total Households:	4,791	25,539	56,401
HH Growth 2010-2015:	8.00%	5.10%	5.40%
Median Household Inc:	\$51,758	\$54,915	\$56,730
Employees:	6706	23,473	37,999



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