

**2395 Mayport Road  
Atlantic Beach, FL**

**Former Waffle House**

**Located on Mayport Road,  
just south of Wonderwood  
Connector and near Mayport  
Naval Base**

**Free Standing Building, ideal for  
restaurant or other retail use  
conversion**

**Traffic Count on Mayport Rd,  
Just south of site is  
28,500 ± cars per day**

**Building Size: 1552 ± sf  
(approx. dimensions 22' x 72')**

**Land Size: 0.574± acres with  
100' on Mayport Road**

**Zoning: Commercial General**

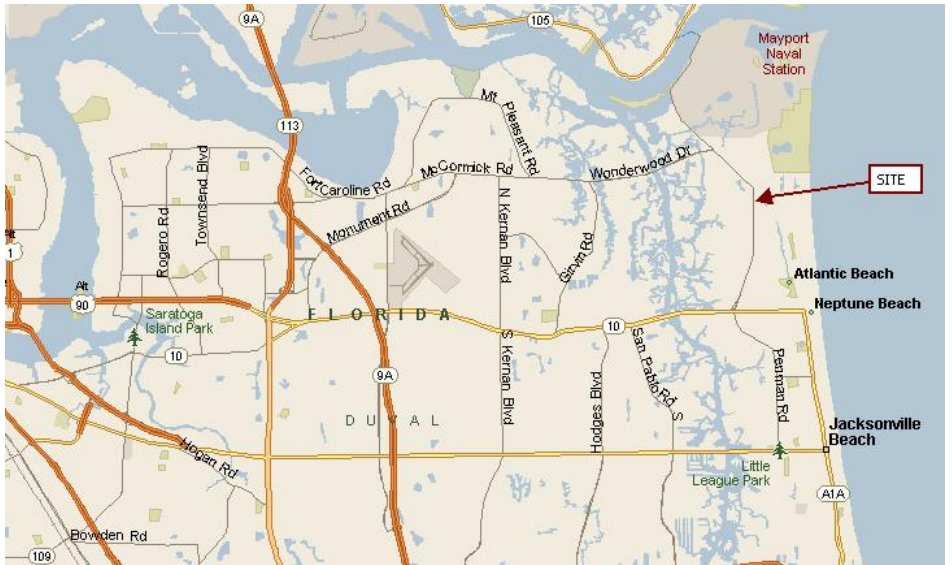
**Sale Price: ~~REDUCED~~  
\$345,000 \$275,000**

**Lease Rate: \$2000/month/nnn**

**Real Estate Taxes: approx. \$500/month  
Sales Tax 7%**



## Retail/Automotive Building Available



Demographics	1 Mile	3 Mile	5 Mile
2010 Total Population:	11,975	39,360	96,310
Average Age:	34.30	34.40	34.70
Median Household Inc:	\$50,048	\$54,517	\$61,914
Employees:	1640	11,797	23,471

### For More Information:

Stanton Hudmon, CCIM

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1923 Southampton Road

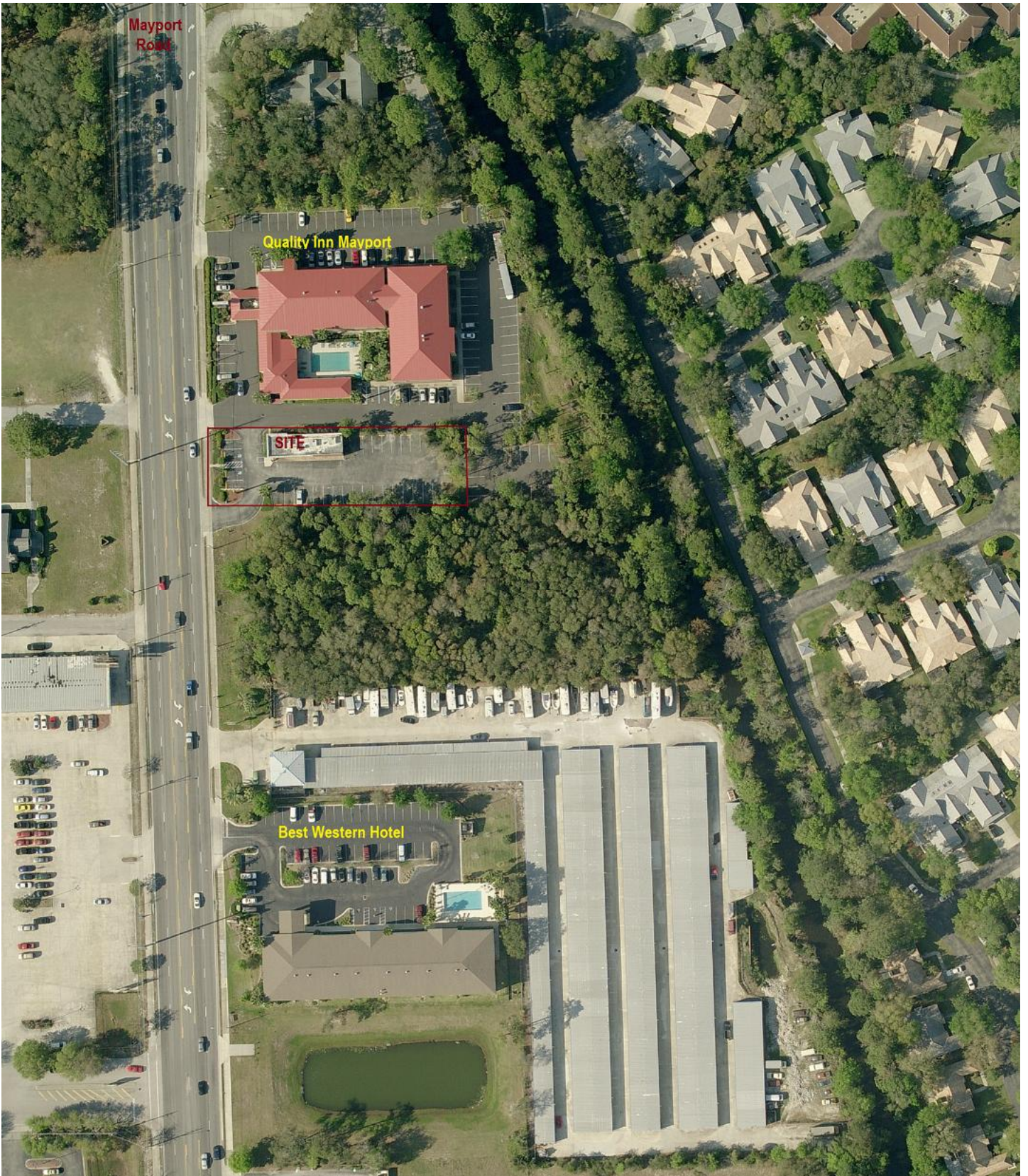
Jacksonville, FL 32207

www.pinestreetrps.com

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



Pine Street / RPS



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