



Blues Rock Cafe

1102-1108 Murray Drive, Jacksonville, FL 32205



Matthew Lehman, MBA, CCIM

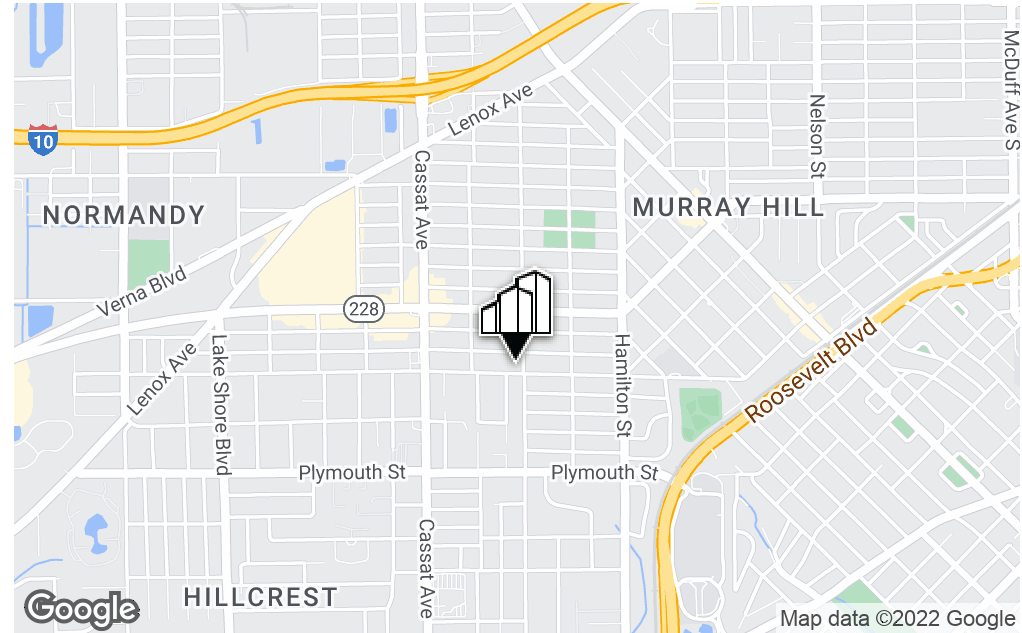
Director

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Executive Summary



Offering Summary

Sale Price:	\$825,000
Building Size:	3,720 SF
Available SF:	800 - 3,720 SF
Lot Size:	0.23 Acres
Number of Units:	2
Price / SF:	\$221.77
Year Built:	1965
Renovated:	2022
Zoning:	CN
Market:	Jacksonville
Submarket:	Murray Hill

Property Overview

Prime Realty is proud to present this rare opportunity to own a stand alone commercial building in the vibrant neighborhood of Murray Hill. Fully built out for restaurant use but with a flexible floor plan that allows for a variety of new concepts. Bring your business to this one of a kind facility nestled within downtown residents and retailers; including Moon River Pizza, Smokey's BBQ, and Biscottis. All restaurant furniture, fixtures, and equipment (FF&E) is included.

Property Highlights

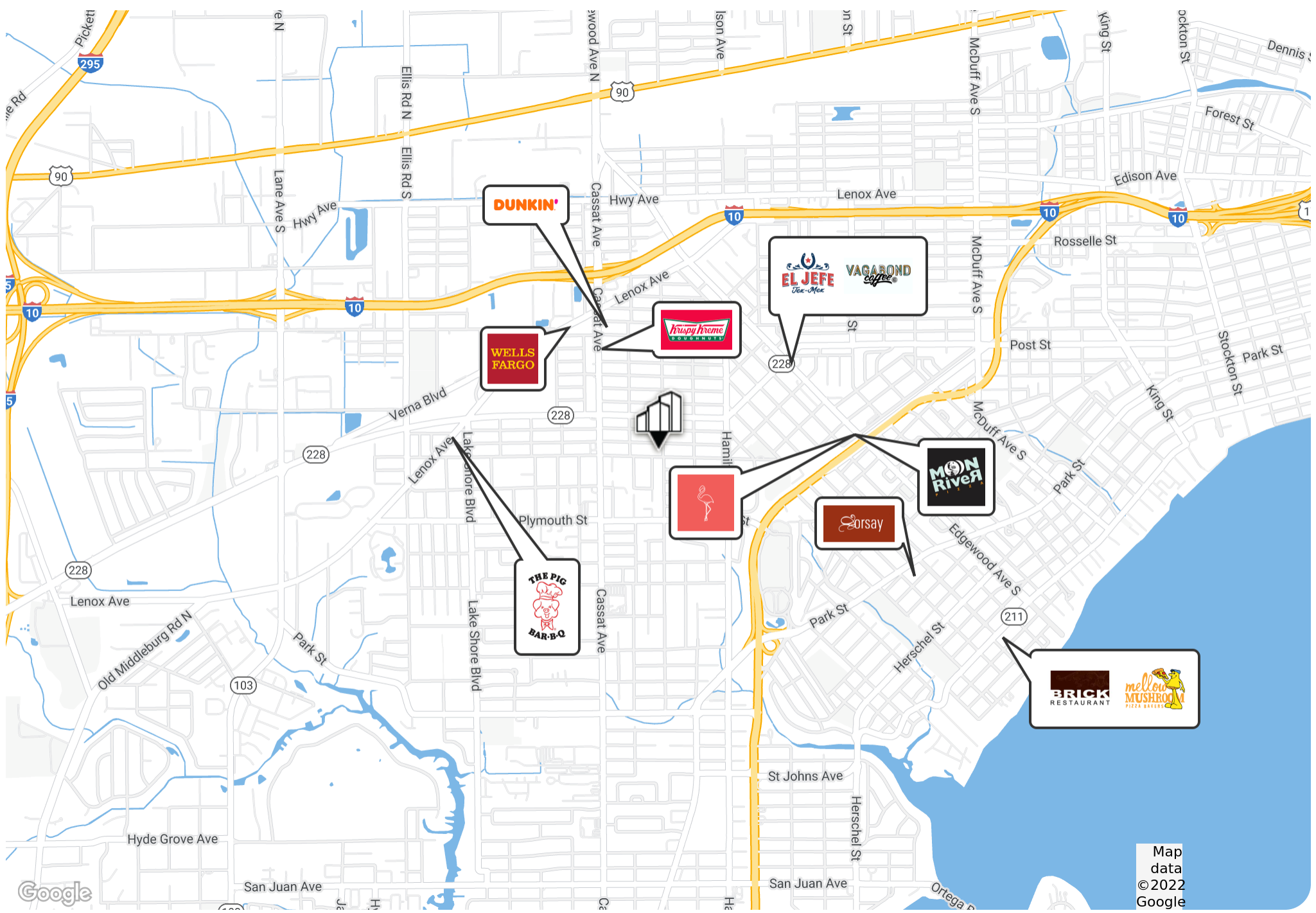
- 3,720 sq ft building
- .23 Acres Zoned CN
- Turn-key restaurant with a custom made brick-oven
- Flexible floor plan
- Private recording studio
- Can be separated into two separate units (about 800 sf and 3,000 sf)
- Ample street parking



Center Photos

Blues Rock Cafe | 1102-1108 Murray Drive, Jacksonville, FL 32205



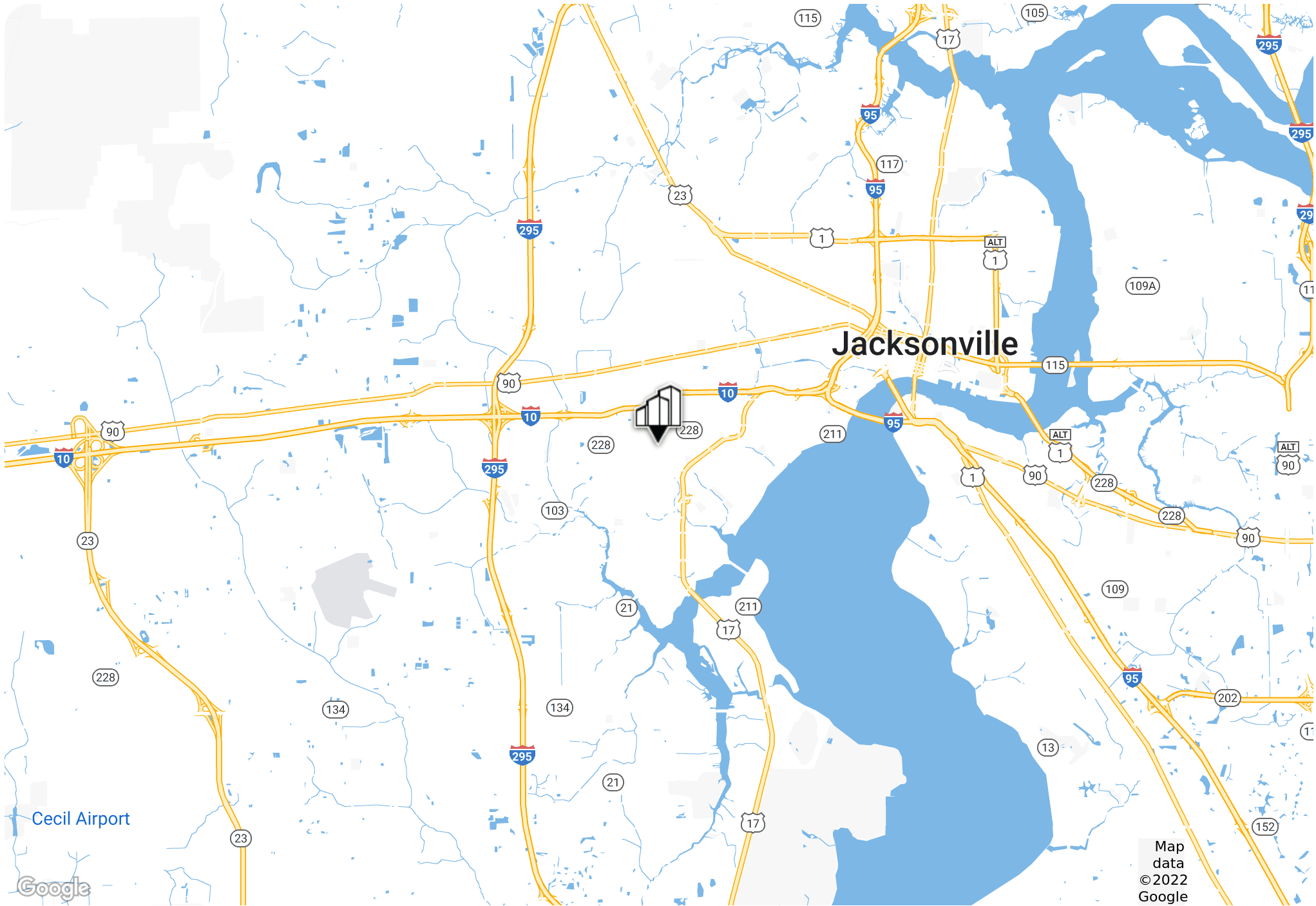


Map data © 2022 Google

Drive Times & PTA

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Site Location

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Demographic Snapshot

	0.25 Miles	0.5 Miles	1 Mile
Total Households	520	1,751	3,906
Total Population	956	3,418	7,597
Average HH Income	\$52,323	\$54,062	\$59,542



Spaces	Space Size	Lease Rate
Blues Rocks Cafe	800 - 3,720 SF	\$18.00 SF/yr

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Professional Background

Matthew joined Prime Realty's brokerage team in 2022 after spending nearly a decade with a commercial real estate firm in Jacksonville Florida. Throughout his career Matthew has developed relationships with market investors, owners, landlords and tenants helping others to maximize returns in the commercial real estate asset class. With a focus on retail properties, Matthew is proud to represent Prime Realty as a Director of Retail Property Sales and Leasing.

Matthew graduated from the College of Charleston and was the captain of the Varsity 8 for the College of Charleston crew team. He continued to pursue his passion for business and completed the MBA program at Florida State University with a real estate specialization. After working through the CCIM requirements, Matthew became a designee as a Certified Commercial Investment Manager (CCIM) and currently serves as President of the CCIM North Florida District. He is a licensed real estate broker and community association manager in the state of Florida and is involved with multiple civic organizations in the North Florida business community. Matthew lives in Ponte Vedra Beach with his wife and two sons. He enjoys playing golf, watching live music, and spending time with his friends and family.

Education

College of Charleston
Florida State University - MBA

Memberships

Certified Commercial Investment Manager (CCIM) Designee

Prime Realty

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About Prime Realty

Prime Realty is the **premier** commercial real estate brokerage firm in Jacksonville, FL. We assist our clients with all of their office, industrial, multi-family and retail property needs.

Prime Realty is a **full-service** team working with developers, owners, and investors throughout Florida and Georgia. We create value for our clients through our superior process for selecting, developing, managing and marketing commercial real estate.

Our goal is to achieve the **greatest** return on the real estate assets we service. What separates Prime Realty from the average real estate firm is our proven system for success and commitment to operational excellence.

At Prime Realty, our expertise is **unparalleled**. We're comprised of distinguished leaders and innovators from many sectors of the commercial real estate industry who continue to contribute to the Northeast Florida real estate landscape.



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