



## Retail For Sale/Lease: Former Nightclub

10385 N. MAIN ST., JACKSONVILLE, FL 32218

The property is a recently remodeled nightclub located on Main Street North, about 1/2 mile south of Busch Dr, it provides an excellent retail or nightclub space.

### Property Overview

- 3,920± SF Building
- .71± AC corner parcel (30,927± SF)
- Class B Building
- Zoned CCG-2
- City water & septic
- Recently Remodeled
- 50± Parking Spaces onsite
- 288'± frontage on Main Street North
- Close to Industrial and Retail

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## Area Demographics



### Current Population (2017)

1 mile: 1,535  
3 miles: 35,552  
5 miles: 110,799



### Projected Population (2022)

1 mile: 1,651  
3 miles: 36,969  
5 miles: 116,154



### Average Household Income (2017)

1 mile: \$51,620  
3 miles: \$56,821  
5 miles: \$53,693



### Projected Average Household Income (2022)

1 mile: \$59,907  
3 miles: \$65,589  
5 miles: \$61,589

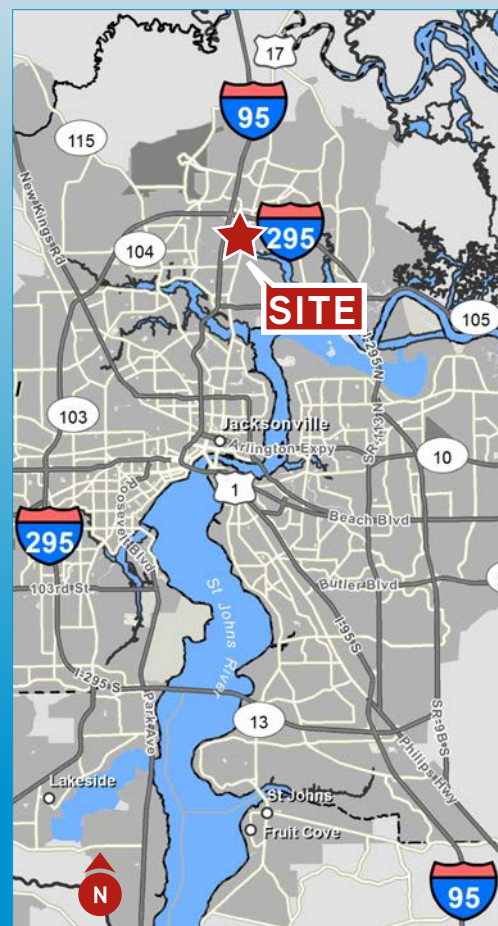
### Corporate Neighbors include:

Samsonite, Bacardi USA, Budweiser Brewery, WoodSpring Suites, Sam's Club



FOR SALE/LEASE | 10385 N. MAIN ST., JACKSONVILLE, FL 32218

|                       |                                                                                               |
|-----------------------|-----------------------------------------------------------------------------------------------|
| Address               | 10385 Main Street North, Jacksonville, FL 32218                                               |
| Building Size         | 3,920± SF                                                                                     |
| Site Area             | .71± AC                                                                                       |
| Location              | 1 mile from I-95 on the eastward bound section south of Busch Dr. on Main St. near Setzer Rd. |
| Zoning                | Community Commercial, General - 2 (CCG-2)                                                     |
| Market/Submarket      | Jacksonville/Northeast Jacksonville                                                           |
| Building Class        | B                                                                                             |
| Primary/Secondary Use | Nightclub/Retail-Specialty                                                                    |
| Year Built            | 1966                                                                                          |
| Year Renovated        | 2017                                                                                          |
| Building Dimensions   | 70'± x 56'±                                                                                   |
| Corner Parcel         | Yes                                                                                           |
| Utilities             | City Water and Septic Tank                                                                    |
| Taxes                 | \$4,190 (2017)                                                                                |
| For Lease             | \$12.25/SF                                                                                    |
| Asking Price          | \$450,000                                                                                     |



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