

FOR LEASE



Former TaleGators Restaurant
9762 Deer Lake Court
Jacksonville, Florida 32246

HIGHLIGHTS:

- Lease rate: \$16,000 per month
- Lease type: NNN
- Building size: 5,544 square feet
- Parking spaces: 80
- Enclosed outdoor patio and bar
- 58,000 cars per day on Southside Boulevard (1.5 miles)
- Great daytime and nighttime population with more than 500K square feet of office space in the immediate area.
- Other retail and restaurants in the area: Cinemark Tinseltown 20, Don Pablo's, Tony Roma's, TGI Friday's, Copeland's, and Jacksonville Brewery

For detailed information contact:

Jonathan Bolzle
624 South Boston, Suite 400
Tulsa, Oklahoma 74119
918.728.3442 fax 918.743.4084
www.kmodevelopment.com
jbolzle@kmodevelopment.com

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	7,702	61,921	182,990
Average Household Income	\$67,077	\$75,564	\$68,193
Daytime Population	7,246	59,944	157,520



