

FOR LEASE (FOOD SERVICE)

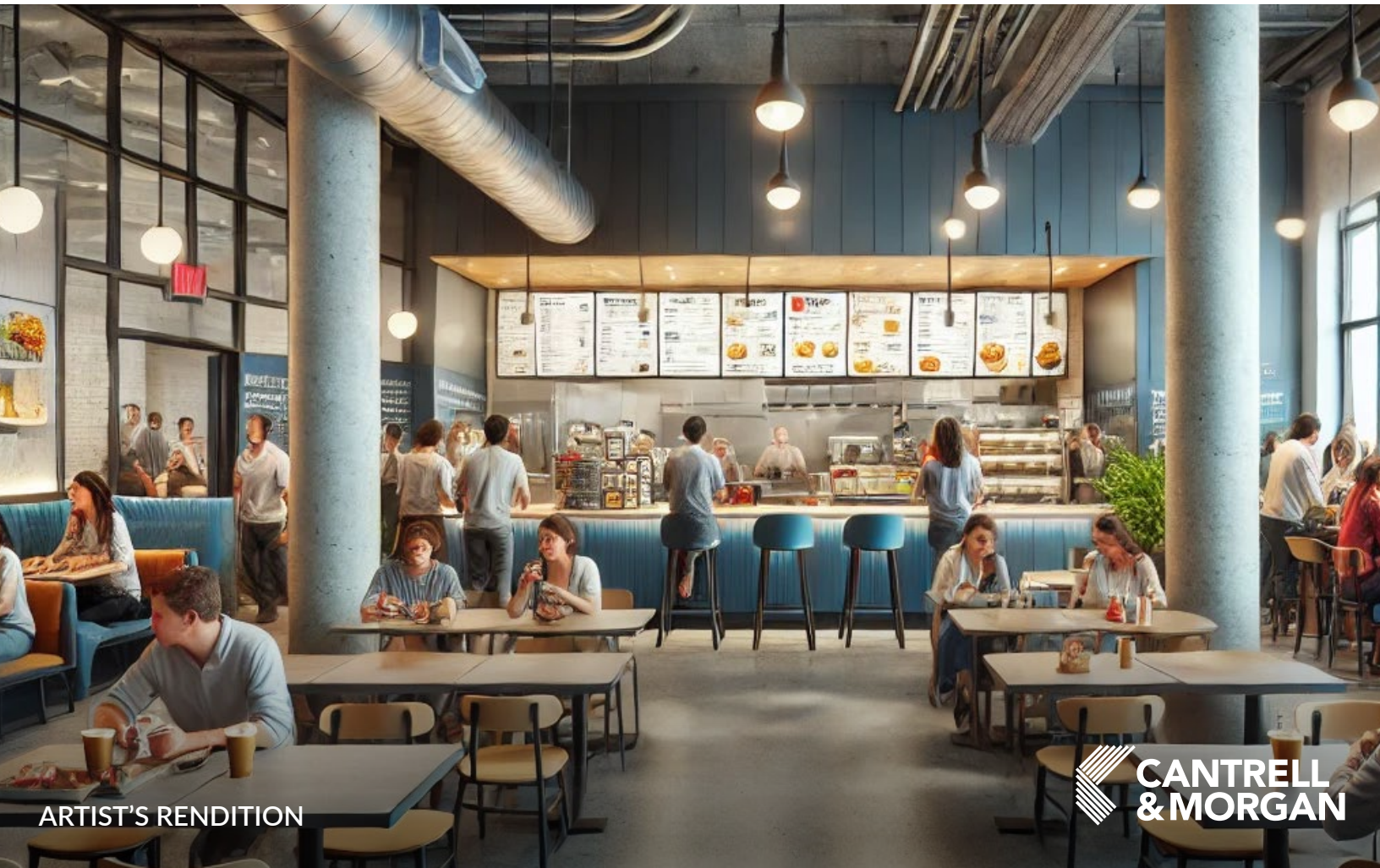
CROSSROADS SQUARE



2,300 Square Feet

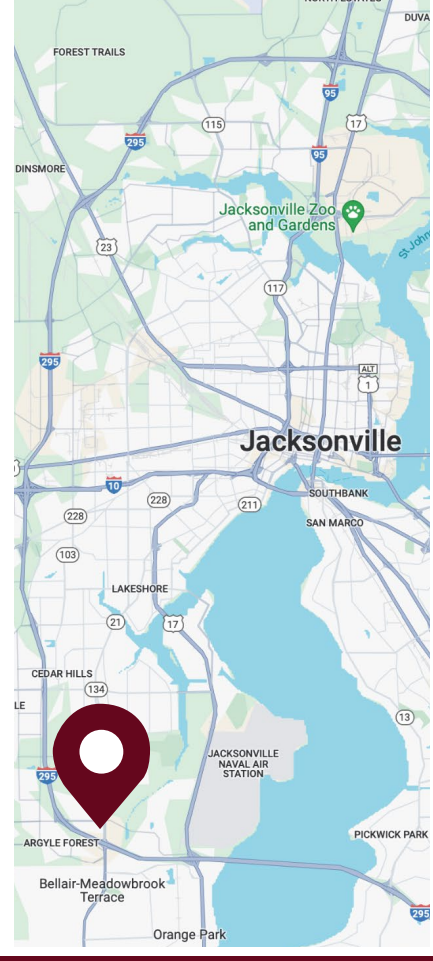
- END CAP PATIO + DRIVE THRU
- PRIME MONUMENT SIGN POSITION
- GREASE TRAP INSTALLED
- EXHAUST INFRASTRUCTURE INSTALLED
- 24' CLEAR CEILING
- PARKING SPACES ABUT THE PREMISES

8102 BLANDING BLVD | JACKSONVILLE, FL 32244



ARTIST'S RENDITION

**CANTRELL
& MORGAN**



DELIVERY CONDITIONS

GENERAL:

- End Cap location (2,064 SF)
- 24' clear ceiling (mezzanine opportunity)
- Parking spaces about the Premises
- Building Signage on multiple facia
- Monument Signage: Full length panels

SPECIAL FOOD SERVICE OPERATOR INCENTIVE:

- Grease Trap installed
- Hood System: Install roof cuts, exhaust fan and make up air

VANILLA SHELL DELIVERY

Opportunity to configure layout to your specification

FLOORING: concrete floor

STOREFRONT: Double entry door and plate glass (4F x 8F)

SERVICE DOORS: Single man door

WALLS: Drywall, primed, taped, ready for tenant's paint.

CEILING: Open concept

ELECTRICAL: Panel 480/277V, 225A Meter installed

ELECTRICAL RECEPTACLES: At each wall, as required per code for retail, assembly designated space

SIGN OUTLETS: Sign junction box installed on exterior face of premises

LIGHTS: high output LED in accordance with code for open retail space, with assembly designation.

TELEPHONE/ DATA: Landlord shall provide a maximum 3/4 inch conduit for telephone service in the Premises to a point determined by Landlord.

HEATING AND AIR CONDITIONING: 10 Ton HVAC capacity. Ductwork/ air distribution in accordance with code for open retail space, with assembly designation

FIRE SPRINKLERS: Delivered in accordance with code, for open space plan, retail assembly space

RESTROOM: Two (2) ADA complaint restrooms.

WATER / SEWER: 1 ¼" water line stub up, 4" sewer line stub up