

PRIME WESTSIDE DRIVE THRU



Fully Renovated 2020

743 SF FREESTANDING RETAIL/DRIVE-THRU BUILDING | FOR LEASE

7411 103rd St
Jacksonville, FL 32210

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PROPERTY OVERVIEW

Prime Westside Jacksonville Retail Location

This freestanding retail building offers 743 square feet with a fully functional drive-thru, positioned directly on 103rd Street with excellent frontage and visibility. Previously operated as a coffee shop, the space comes equipped with a grease trap already on site and infrastructure suited for a coffee, smoothie, or juice concept, giving an incoming tenant or investor a head start on build-out costs and time to open. A tall pylon sign at the street provides strong branding exposure to passing traffic, and the property benefits from convenient access directly off 103rd Street. With its small footprint, drive-thru functionality, and quick-service infrastructure already in place, this is a compelling opportunity for a coffee, beverage, or QSR user.

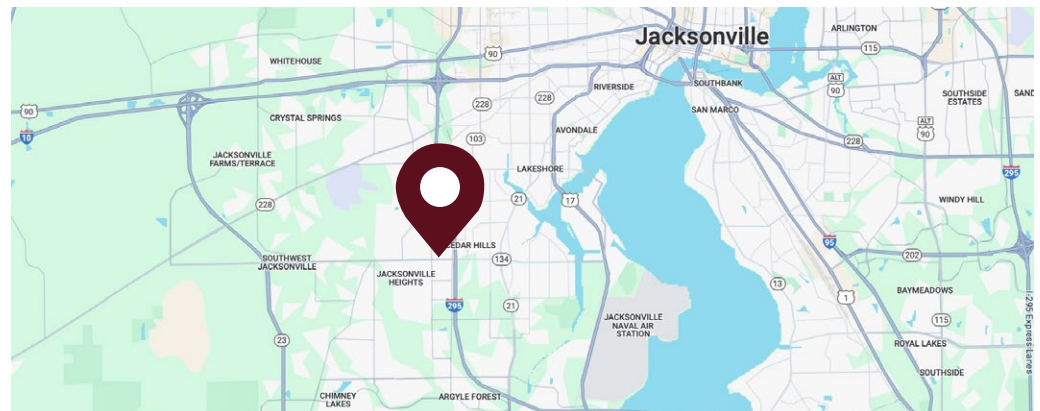
Key Features:

- 743 SF freestanding building with a fully operational drive-thru lane and order window
- Previously operated as a coffee shop, and prior to that a Rally's – equipped for coffee, smoothie, or juice concepts
- Grease trap already on site, reducing build-out costs for food/beverage tenants, ice maker, cooler, prep tables, gas lines available, espresso machine
- Tall pylon sign with "reader" board for strong street-level branding and visibility
- Direct access and frontage on 103rd Street
- Freestanding pad site ideal for drive-thru, QSR, or beverage-focused users
- Located in an established retail corridor near other national tenants
- Coffee shop equipment and accessories available at no extra cost
- Strategically located 1/4 mile west of I-295 and approx. 3 miles from First Coast Expwy
- Totally reconstructed in 2020



PROPERTY DETAILS

Address:	7411 103rd Street
Lease Rate:	\$5,000 / month +/- \$923.18 / month NNN
Zoning:	CCG-1
Lot Size:	0.304 AC
Year Built:	1987 but reconstructed in 2020
Traffic Count on 103rd:	48,500 AADT

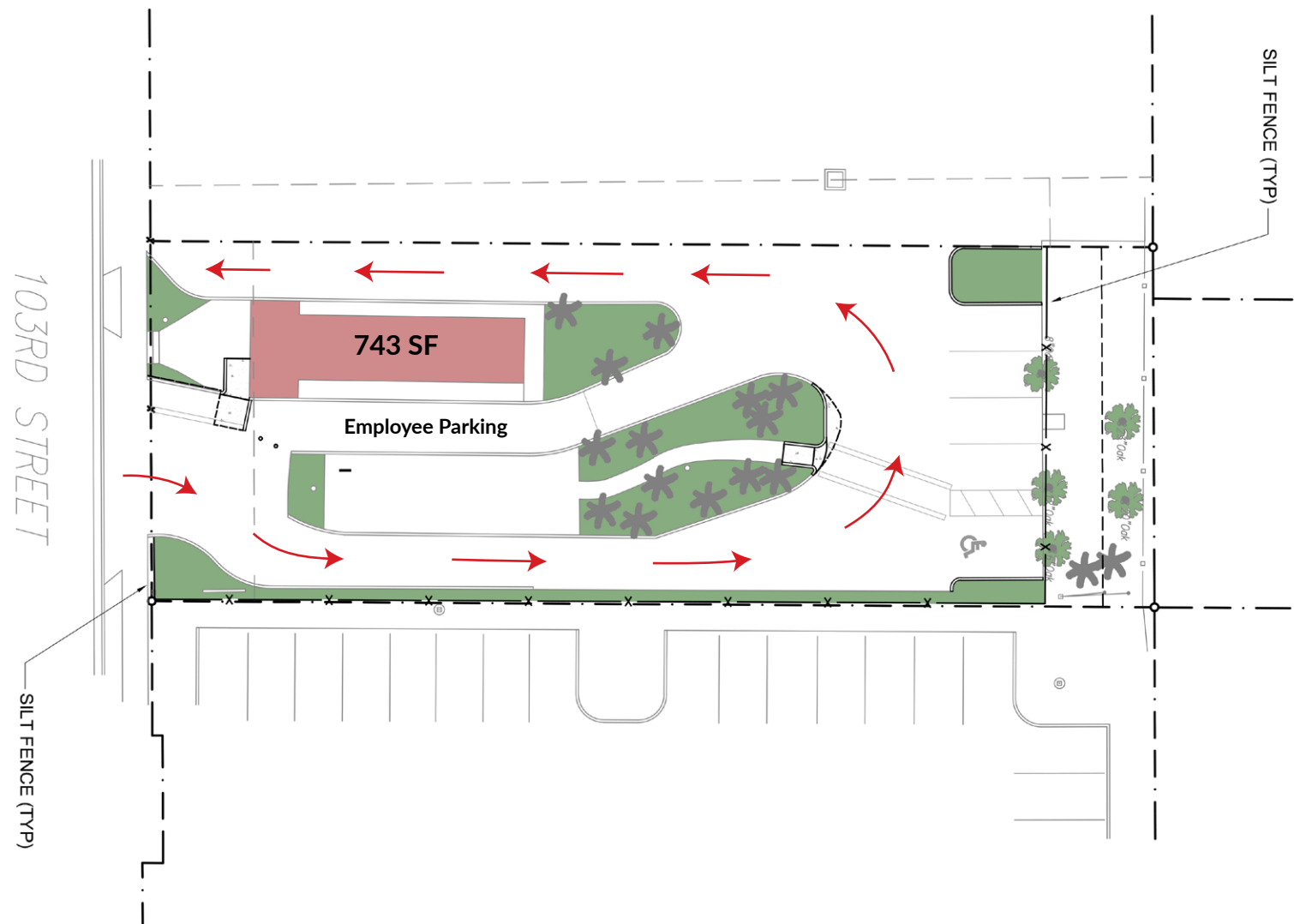


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SITE PLAN



SPACE PHOTOS



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RETAILERS IN SURROUNDING AREA



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