

# RESTAURANT FOR SALE

2702 Edison Avenue, Jacksonville, FL 32254



## PROPERTY FEATURES

- Formerly The Caboose diner/cafe style restaurant
- Active Restaurant License
- Seats approximately 20 inside and 15 outside
- Kitchen equipment included
- Separate Storage unit
- New owner can be open and operating in 30 days
- \$160,000



### KW COMMERCIAL

2233 Park Avenue, Suite 500

Orange Park, FL 32073

### SANDRA KAHLE

Broker Associate  
904.838.6446  
skahle@kwcommercial.com

### CYNTHIA MCLAIN

Sales Associate  
904.545.4195  
cmclain@kwcommercial.com

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained herein.

# RESTAURANT FOR SALE

2702 Edison Avenue, Jacksonville, FL 32254



**KW COMMERCIAL**  
2233 Park Avenue, Suite 500  
Orange Park, FL 32073

**SANDRA KAHLE**  
Broker Associate  
904.838.6446  
skahle@kwcommercial.com

**CYNTHIA MCLAIN**  
Sales Associate  
904.545.4195  
cmclain@kwcommercial.com

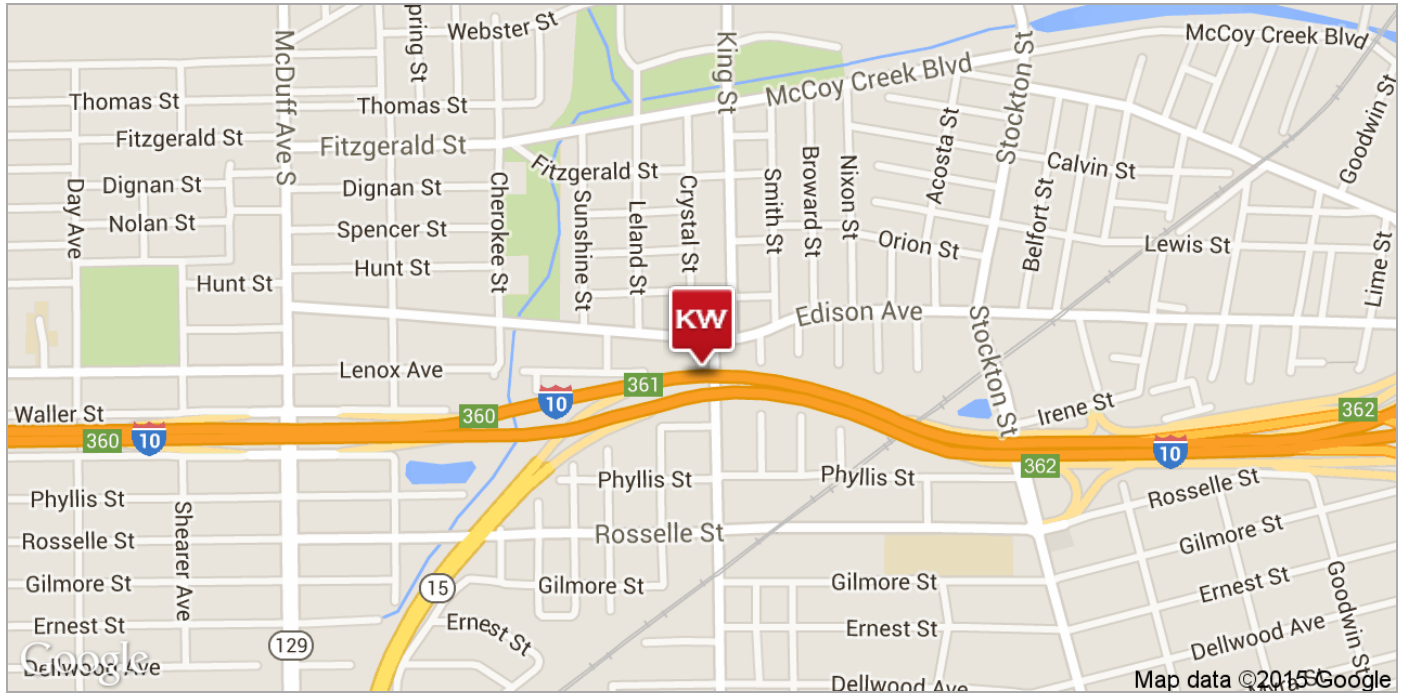
The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained herein.



# RESTAURANT FOR SALE



2702 Edison Avenue, Jacksonville, FL 32254



**KW COMMERCIAL**  
2233 Park Avenue, Suite 500  
Orange Park, FL 32073

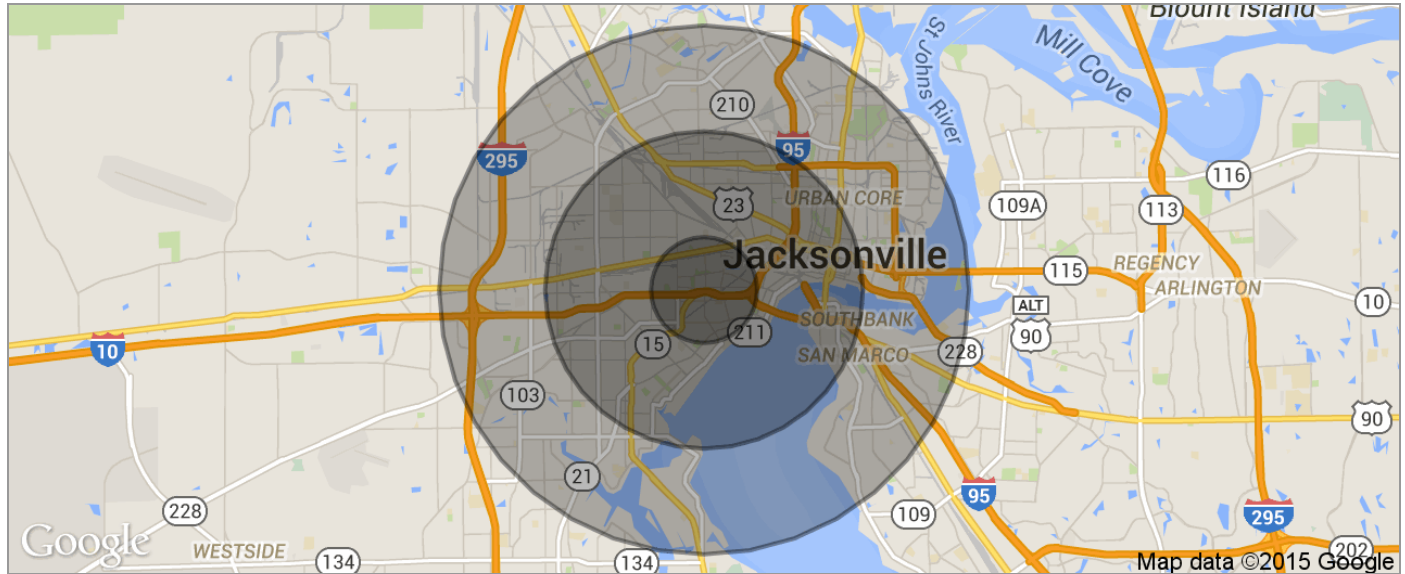
**SANDRA KAHLE**  
Broker Associate  
904.838.6446  
skahle@kwcommercial.com

**CYNTHIA MCLAIN**  
Sales Associate  
904.545.4195  
cmclain@kwcommercial.com

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained herein.

# RESTAURANT FOR SALE

2702 Edison Avenue, Jacksonville, FL 32254



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,818	75,196	175,938
MEDIAN AGE	35.9	36.1	36.3
MEDIAN AGE (MALE)	33.4	35.3	34.9
MEDIAN AGE (FEMALE)	40.1	37.4	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,814	31,816	71,261
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$41,421	\$48,699	\$50,883
AVERAGE HOUSE VALUE	\$166,503	\$187,251	\$233,866
RACE	1 MILE	3 MILES	5 MILES
% WHITE	37.6%	40.3%	40.9%
% BLACK	57.6%	55.1%	53.9%
% ASIAN	2.3%	1.7%	1.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.2%
% OTHER	1.0%	1.3%	1.5%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	4.3%	4.1%	4.3%

\* Demographic data derived from 2010 US Census

**KW COMMERCIAL**  
2233 Park Avenue, Suite 500  
Orange Park, FL 32073

**SANDRA KAHLE**  
Broker Associate  
904.838.6446  
skahle@kwcommercial.com

**CYNTHIA MCLAIN**  
Sales Associate  
904.545.4195  
cmclain@kwcommercial.com

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained herein.