

AVAILABLE for Sale

# AVAILABLE SPACE

9762 Deer Lake Court, Jacksonville, FL

## MURPHY

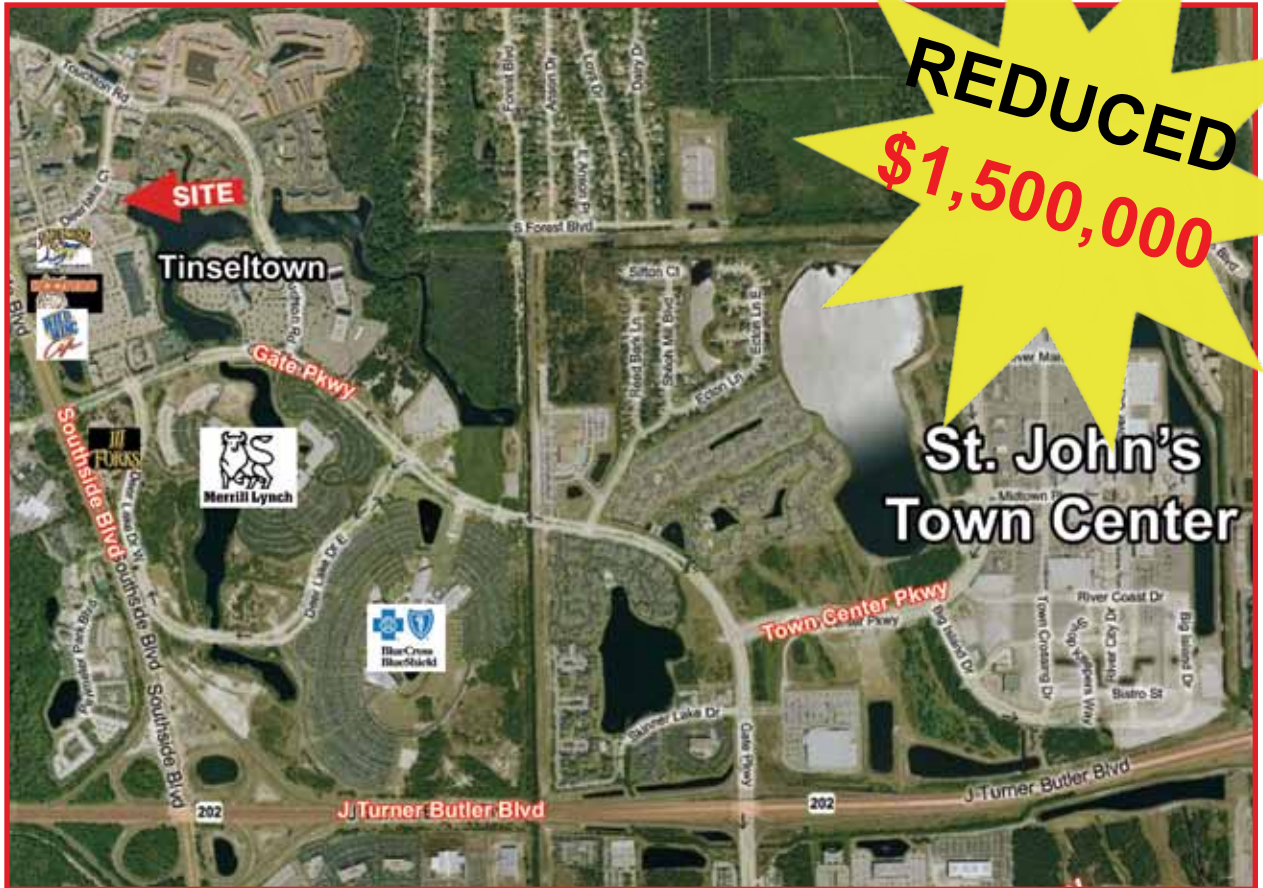
Land & Retail Services, Inc.

Commercial Real Estate

Up to 6,900 SF

Sale Price: ~~Asking \$1,800,000~~ REDUCED to \$1,500,000

**BANK OWNED PROPERTY**



**REDUCED**  
**\$1,500,000**

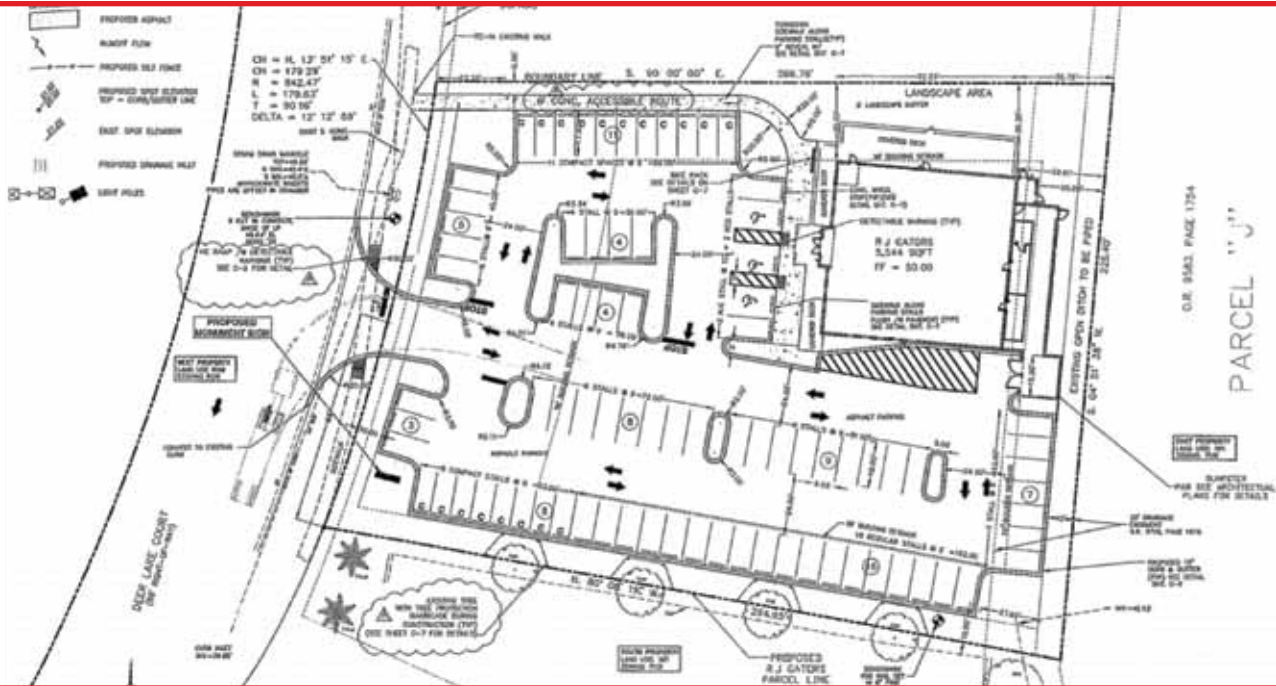


### PROPERTY HIGHLIGHTS

- Former TaleGator's Restaurant
- 1.28 Acres
- 6,900 SF Available
- Equipment in Place
- 58,000 Vehicles Per Day
- Entertainment Center for Jacksonville
- Strong Daytime Southside Employment
- Next to Merrill Lynch and Blue Cross

For More Information Call:

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	7,378	61,174	180,268
Avg HH Income	\$67,829	\$75,923	\$70,159
Daytime Population (Employees)	7,324	58,234	144,719