

RETAIL OPPORTUNITY

2409 Lake Shore Blvd, Jacksonville, FL 32210



PROPERTY HIGHLIGHTS

- Old Convenience Store location with small retail/office building next door: 2409 & 2425 Lake Shore Blvd assembled together for this opportunity.
- Excellent restaurant/coffee shop/boutique in the heart of Lake Shore.
- 2409 is a 1911sf retail building with the ability to convert to restaurant with the old kitchen in the back of the building.
- 2425 Lake Shore is a 1160sf commercial building zoned CCG-1.
- Blank canvas ready for your new retail experience.

OFFERING SUMMARY

Sale Price:	\$499,000
Number of Units:	2
Lot Size:	0.1 Acres
Building Size:	3,071 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	428	1,152	5,049
Total Population	949	2,580	11,625
Average HH Income	\$79,519	\$78,740	\$76,398

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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KAHLE COMMERCIAL GROUP

151 College Dr
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Orange Park, FL 32065

RETAIL FOR SALE

2409 & 2425 LAKE SHORE BLVD.

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Both parcels: 2409 & 2425 Lake Shore Blvd.



View down Timothy Ln - Property to right of photo



View down Lake Shore Blvd. toward Blanding Blvd. - Property to left of photo

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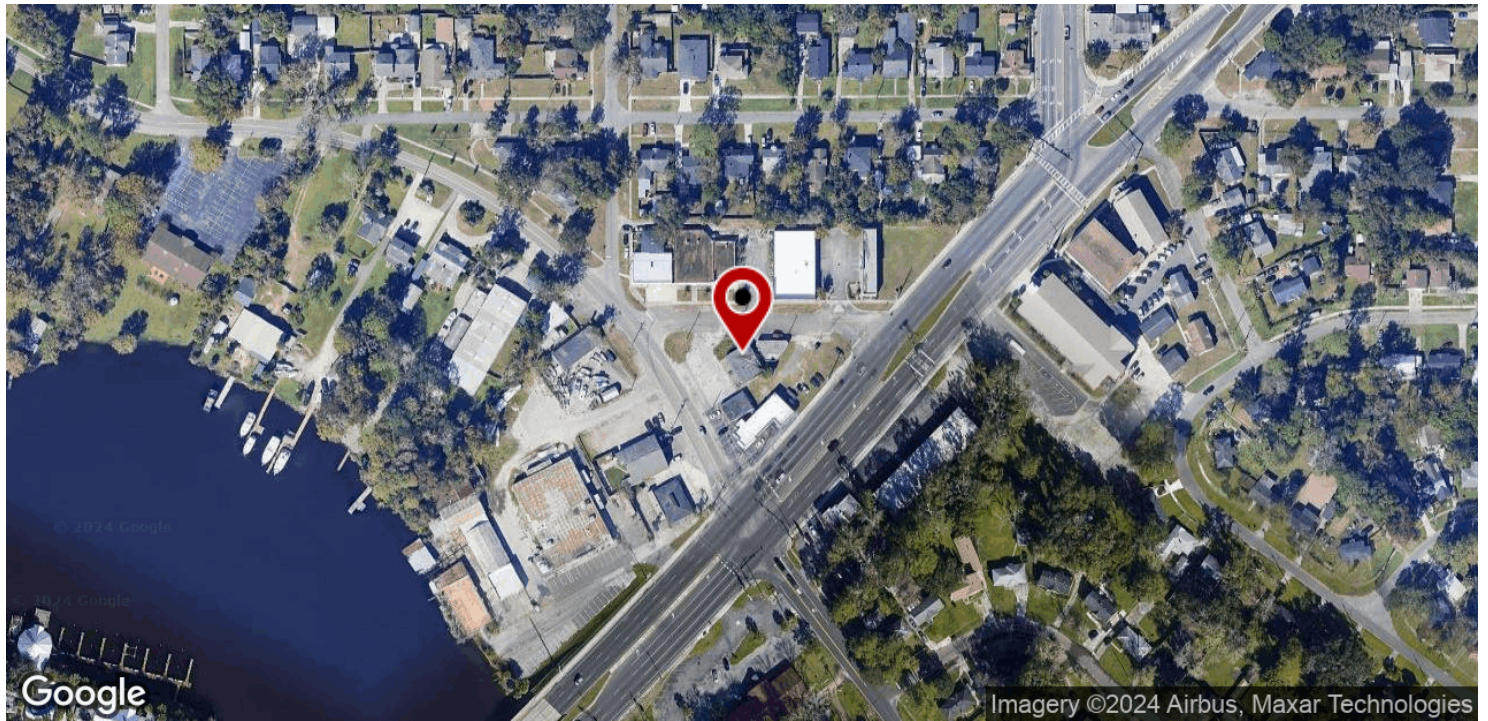
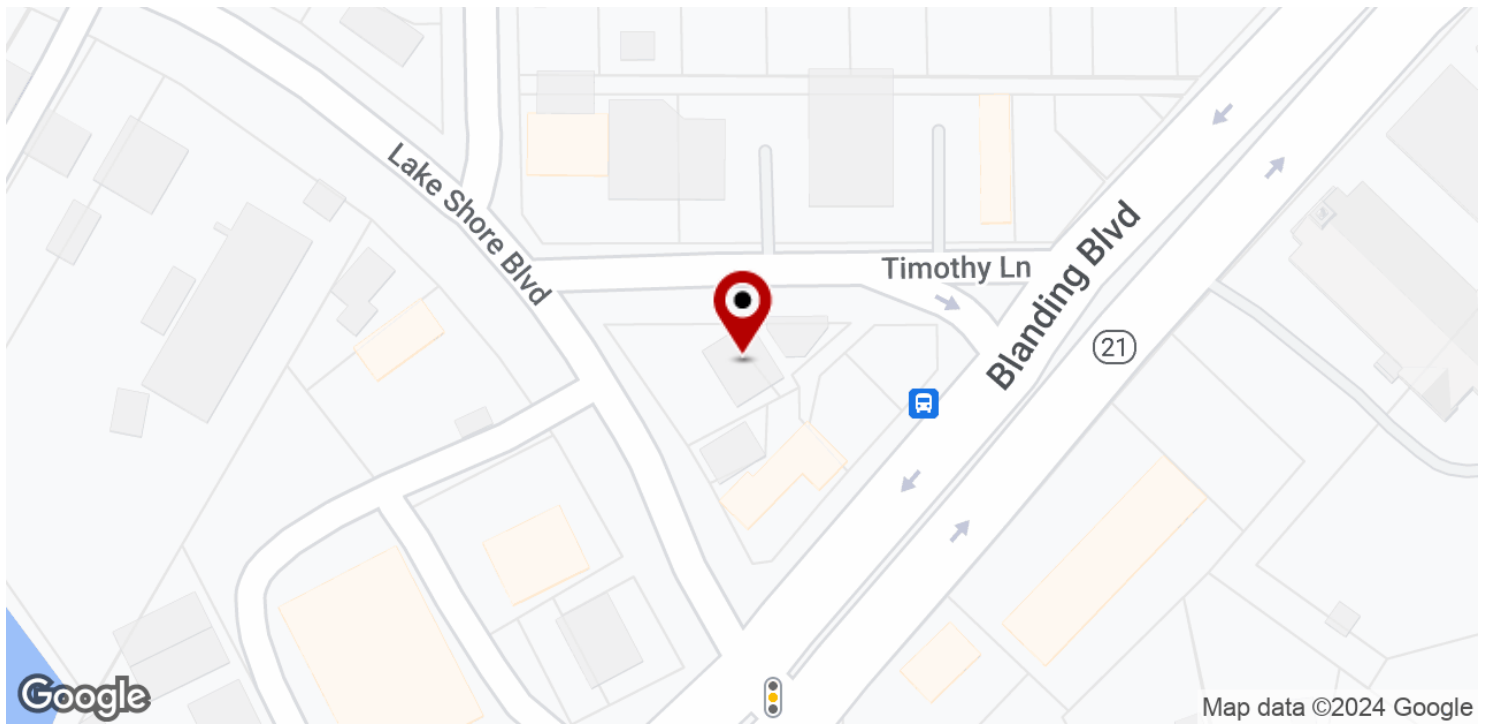
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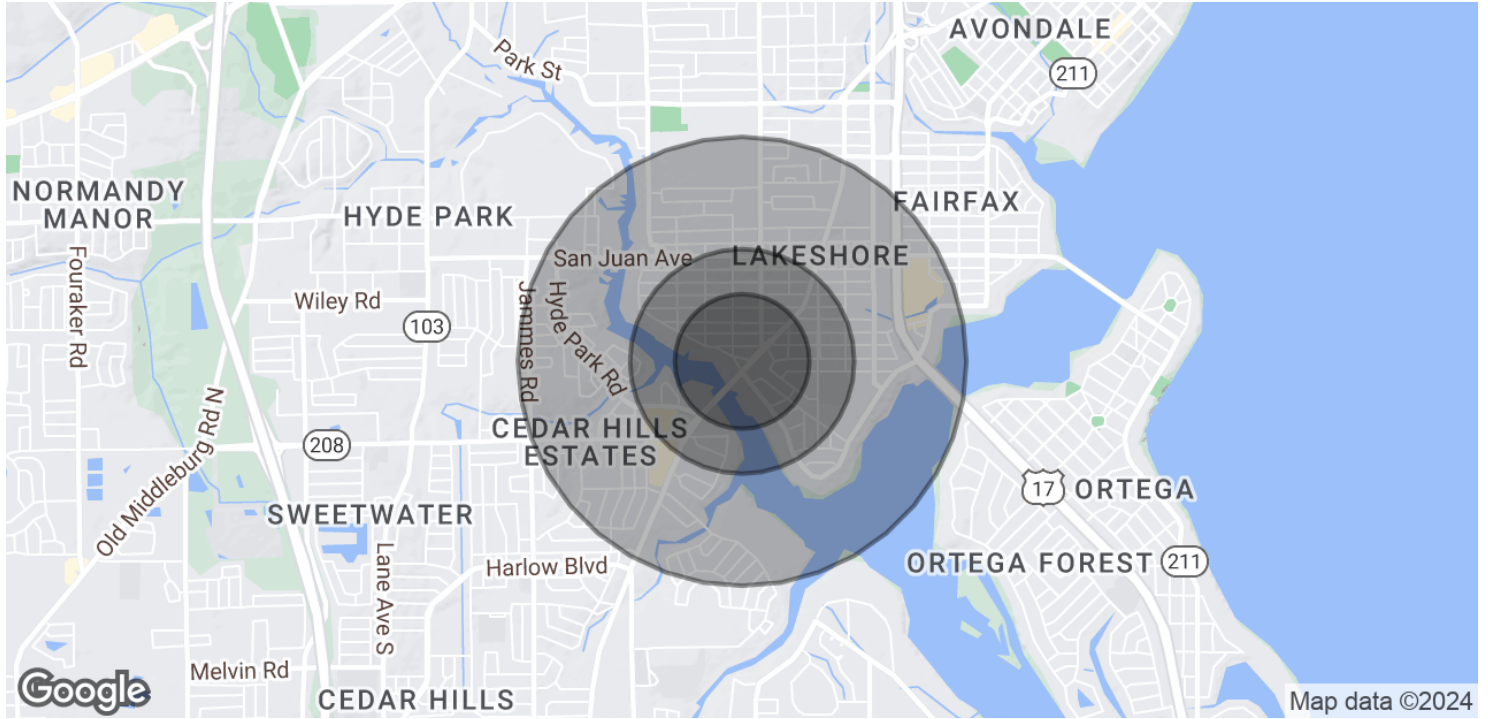
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Each Office Independently Owned and Operated kahlecommercialgroup.com



2409 & 2425 LAKE SHORE BLVD.

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	949	2,580	11,625
Average Age	42	42	39
Average Age (Male)	41	41	38
Average Age (Female)	43	43	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	428	1,152	5,049
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$79,519	\$78,740	\$76,398
Average House Value	\$286,817	\$293,245	\$281,146

Demographics data derived from AlphaMap

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