

RETAIL OR OFFICE LOCATION FOR LEASE

RETAIL/OFFICE W/FRONTAGE ON CASSAT AVE

1181 Cassat Ave, Jacksonville, FL 32205



PROPERTY HIGHLIGHTS

- 2,000sf Stand alone
- 2 restrooms, 1 ADA
- Kitchen/Breakroom area
- Open Restaurant/Storefront space
- \$12/sf NNN \$3.27/sf CAM

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Number of Units:	1
Available SF:	2,000 SF
Lot Size:	11,672 SF
Building Size:	2,000 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	5,671	79,978	235,032
Total Population	11,603	170,133	535,548
Average HH Income	\$50,582	\$58,378	\$58,744

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.

CYNTHIA MCLAIN, CCIM

Broker Associate
O: 904.541.0700
C: 904.545.4195
cmclain@kahlecg.com

SANDRA KAHLE, CCIM

Managing Director
O: 904.541.0700
C: 904.838.6446
skahle@kahlecg.com

KAHLE COMMERCIAL GROUP

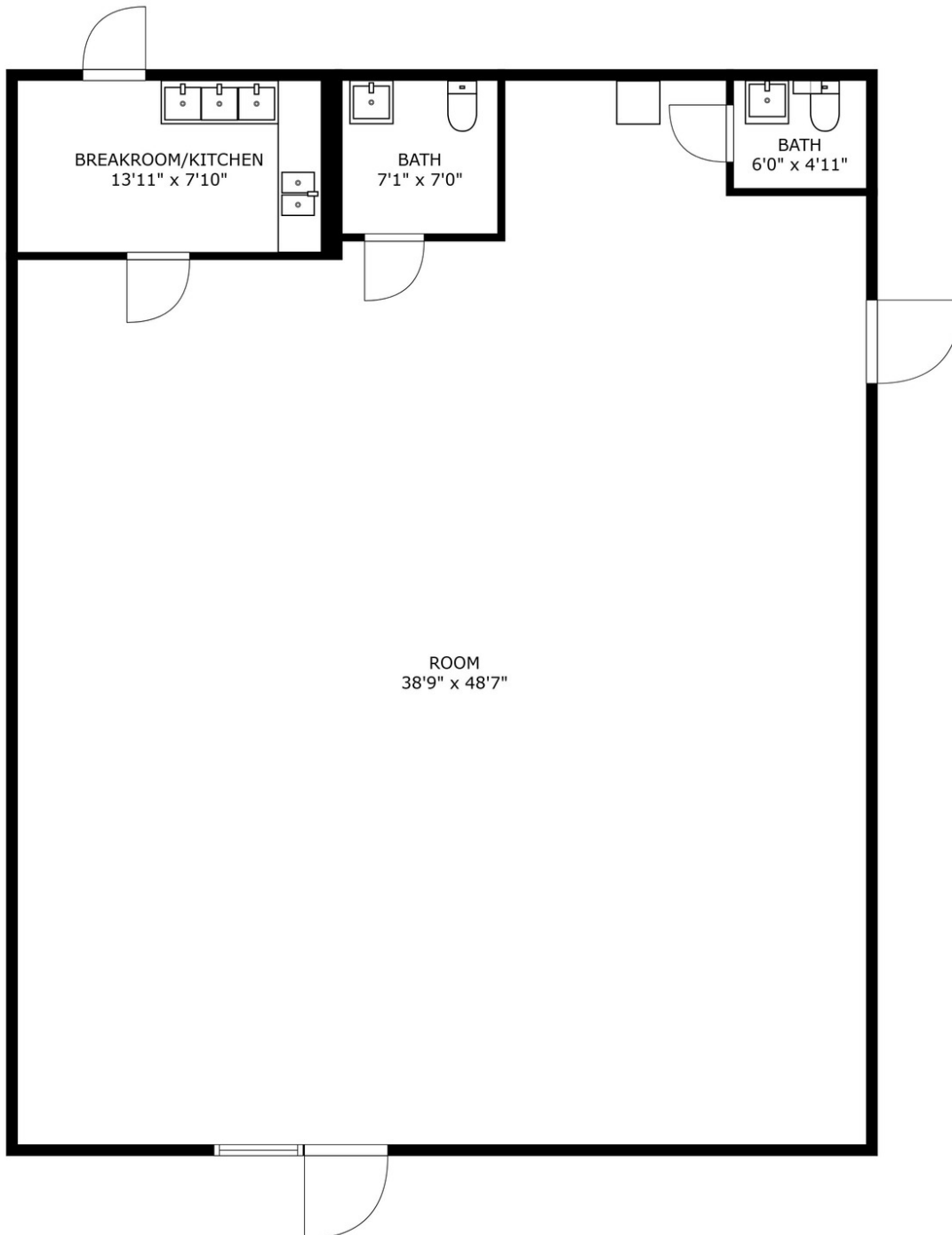
151 College Dr
#14
Orange Park, FL 32065

Each Office Independently Owned and Operated kahlecommercialgroup.com

RETAIL OR OFFICE LOCATION FOR LEASE

RETAIL/OFFICE W/FRONTAGE ON CASSAT AVE

1181 Cassat Ave, Jacksonville, FL 32205



is intended to represent the flow of the property and may not accurately represent the dimensions of each room or the property as a whole. Business Systems, Inc. All rights reserved.

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.

CYNTHIA MCLAIN, CCIM
Broker Associate
O: 904.541.0700
C: 904.545.4195
cmclain@kahlecg.com

SANDRA KAHLE, CCIM
Managing Director
O: 904.541.0700
C: 904.838.6446
skahle@kahlecg.com

KAHLE COMMERCIAL GROUP
151 College Dr
#14
Orange Park, FL 32065

Each Office Independently Owned and Operated kahlecommercialgroup.com

RETAIL OR OFFICE LOCATION FOR LEASE

RETAIL/OFFICE W/FRONTAGE ON CASSAT AVE

1181 Cassat Ave, Jacksonville, FL 32205



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.

CYNTHIA MCLAIN, CCIM
Broker Associate
O: 904.541.0700
C: 904.545.4195
cmclain@kahlecg.com

SANDRA KAHLE, CCIM
Managing Director
O: 904.541.0700
C: 904.838.6446
skahle@kahlecg.com

KAHLE COMMERCIAL GROUP
151 College Dr
#14
Orange Park, FL 32065

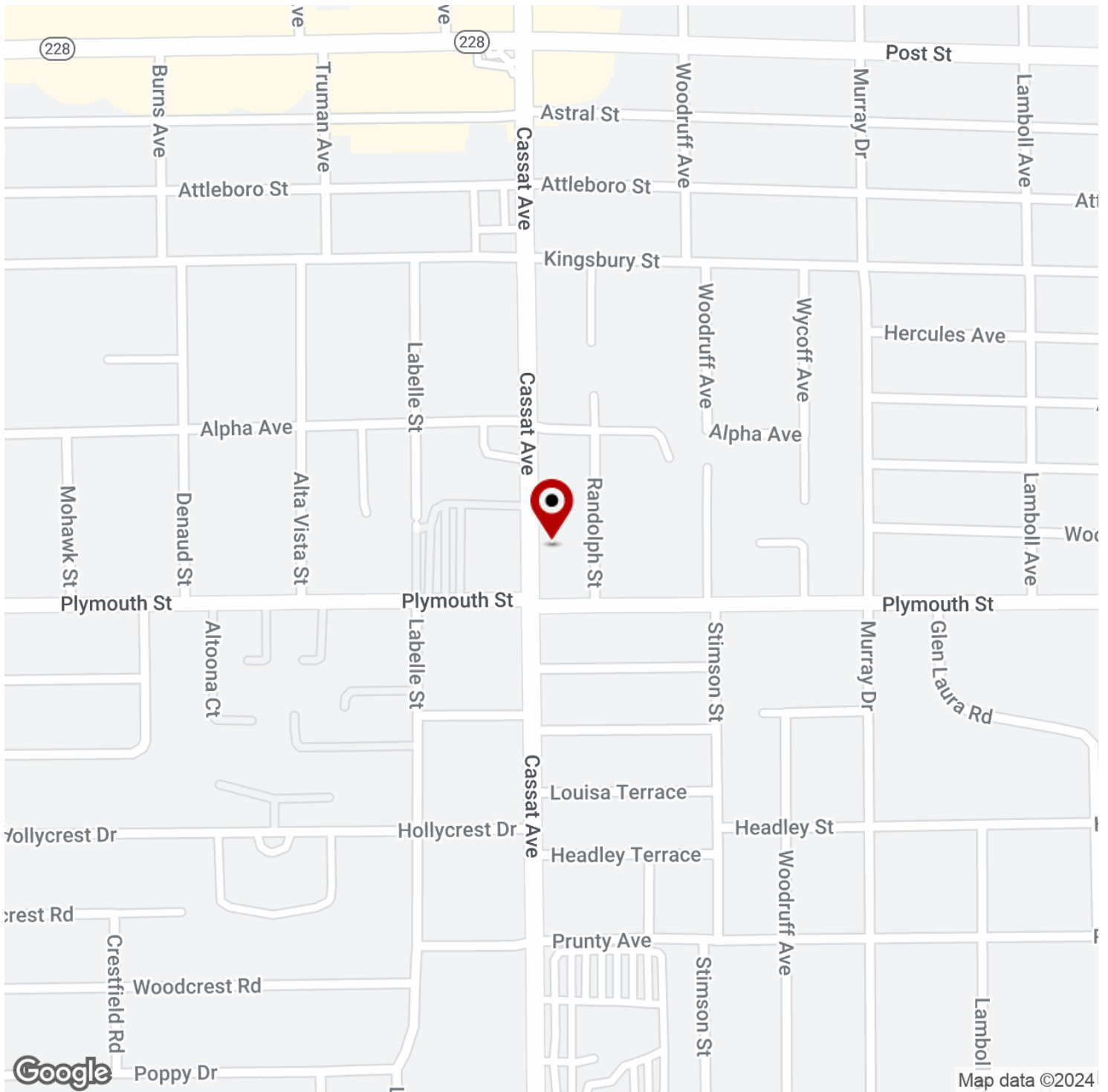
Each Office Independently Owned and Operated kahlecommercialgroup.com

RETAIL OR OFFICE LOCATION FOR LEASE

RETAIL/OFFICE W/FRONTAGE ON CASSAT AVE



1181 Cassat Ave, Jacksonville, FL 32205



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.

CYNTHIA MCLAIN, CCIM

Broker Associate
O: 904.541.0700
C: 904.545.4195
cmclain@kahlecg.com

SANDRA KAHLE, CCIM

Managing Director
O: 904.541.0700
C: 904.838.6446
skahle@kahlecg.com

KAHLE COMMERCIAL GROUP

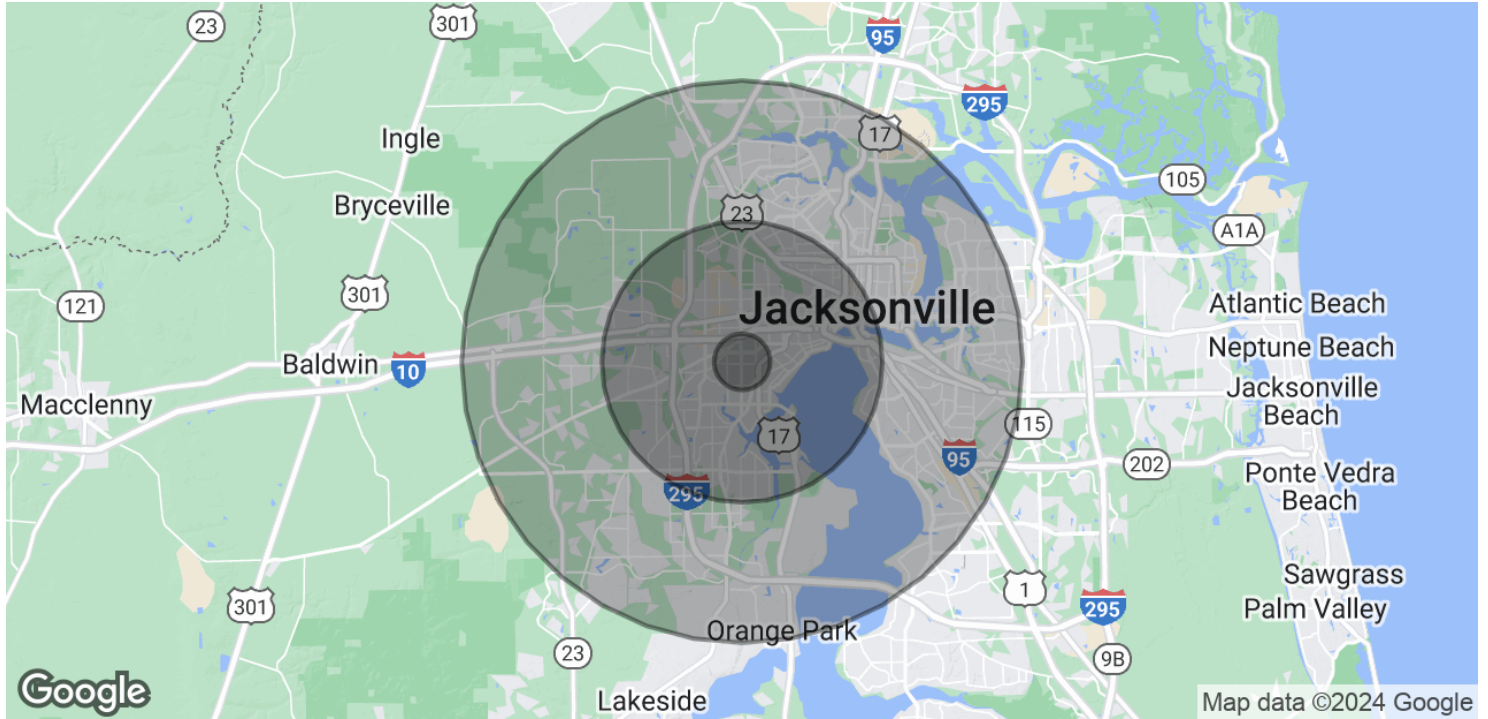
151 College Dr
#14
Orange Park, FL 32065

Each Office Independently Owned and Operated kahlecommercialgroup.com

RETAIL OR OFFICE LOCATION FOR LEASE

RETAIL/OFFICE W/FRONTAGE ON CASSAT AVE

1181 Cassat Ave, Jacksonville, FL 32205



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	11,603	170,133	535,548
Average Age	38.6	37.7	37.3
Average Age (Male)	36.5	36.3	35.4
Average Age (Female)	39.3	39.2	39.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,671	79,978	235,032
# of Persons per HH	2.0	2.1	2.3
Average HH Income	\$50,582	\$58,378	\$58,744
Average House Value	\$127,743	\$196,047	\$166,629

2020 American Community Survey (ACS)

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.

CYNTHIA MCLAIN, CCIM
 Broker Associate
 O: 904.541.0700
 C: 904.545.4195
 cmclain@kahlecg.com

SANDRA KAHLE, CCIM
 Managing Director
 O: 904.541.0700
 C: 904.838.6446
 skahle@kahlecg.com

KAHLE COMMERCIAL GROUP
 151 College Dr
 #14
 Orange Park, FL 32065