

## RETAIL FOR LEASE

# 2425 LAKE SHORE BOULEVARD

Jacksonville, FL 32210

Kahle Commercial Group



### PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at 2423 & 2425 Lake Shore Blvd in Lake Shore. This property offers open spaces ideal for a range of businesses. Featuring Lake Shore character and style with expansive windows, the interior is filled with natural light, creating an inviting atmosphere for customers and employees alike. On street parking and close proximity to major roadways, and walkable neighborhood. This is a unique chance to secure a standout location for your business, embrace this opportunity and elevate your business at 2425 Lake Shore Blvd.

### PROPERTY HIGHLIGHTS

- Fresh, clean and updated units ready for occupancy
- 580 - 1160 sf unit(s) Available
- Excellent location for a Coffee Shop, Bakery, Deli, Salon or an Office
- Units have been whitewashed, bathrooms upgraded, HVAC replaced and storefront glass installed for natural lighting and open concept.

### OFFERING SUMMARY

Lease Rate:	\$20/sf NNN
CAM:	\$7.37/sf
Number of Units:	2
Available SF:	580 - 1,160 SF
Zoning:	CCG-1

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	34,154	74,305	233,937
Total Population	81,235	180,995	588,859
Average HH Income	\$81,912	\$77,191	\$77,731

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  
O: 904.541.0700 XExt 1  
C: 904.545.4195  
cmclain@kahlecg.com

**SANDRA KAHLE, CCIM**  
Broker Associate  
O: 904.541.0700  
C: 904.838.6446  
skahle@kahlecg.com

**KAHLE COMMERCIAL GROUP**  
2821 Bolton Rd.  
Suite A  
Orange Park, FL 32073

Each Office Independently Owned and Operated [kahlecommercialgroup.com](http://kahlecommercialgroup.com)

## RETAIL FOR LEASE

# 2425 LAKE SHORE BOULEVARD

Jacksonville, FL 32210

Kahle Commercial Group



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  
O: 904.541.0700 XExt 1  
C: 904.545.4195  
cmclain@kahlecgroup.com

### SANDRA KAHLE, CCIM

Broker Associate  
O: 904.541.0700  
C: 904.838.6446  
skahle@kahlecgroup.com

### KAHLE COMMERCIAL GROUP

2821 Bolton Rd.  
Suite A  
Orange Park, FL 32073

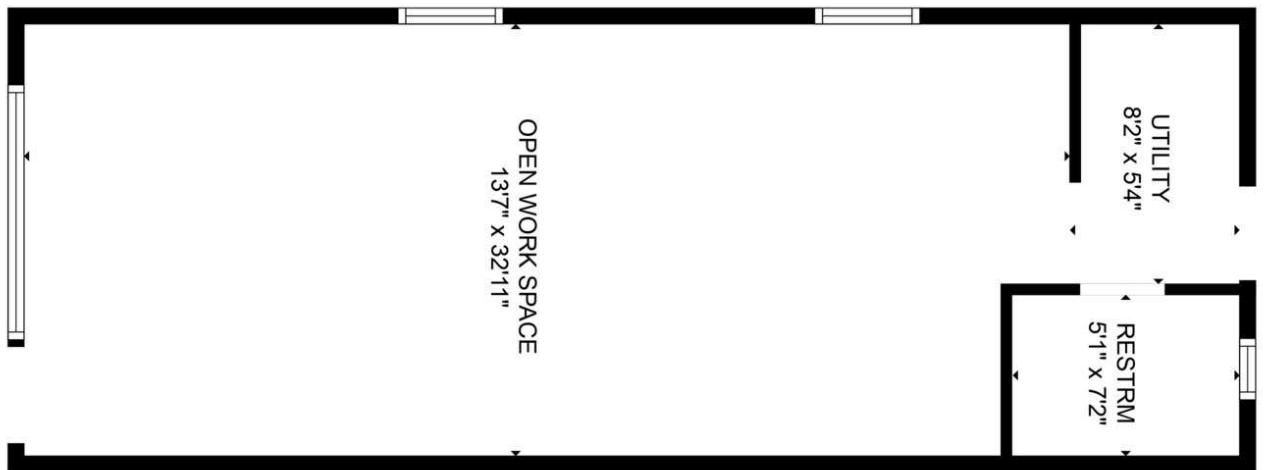
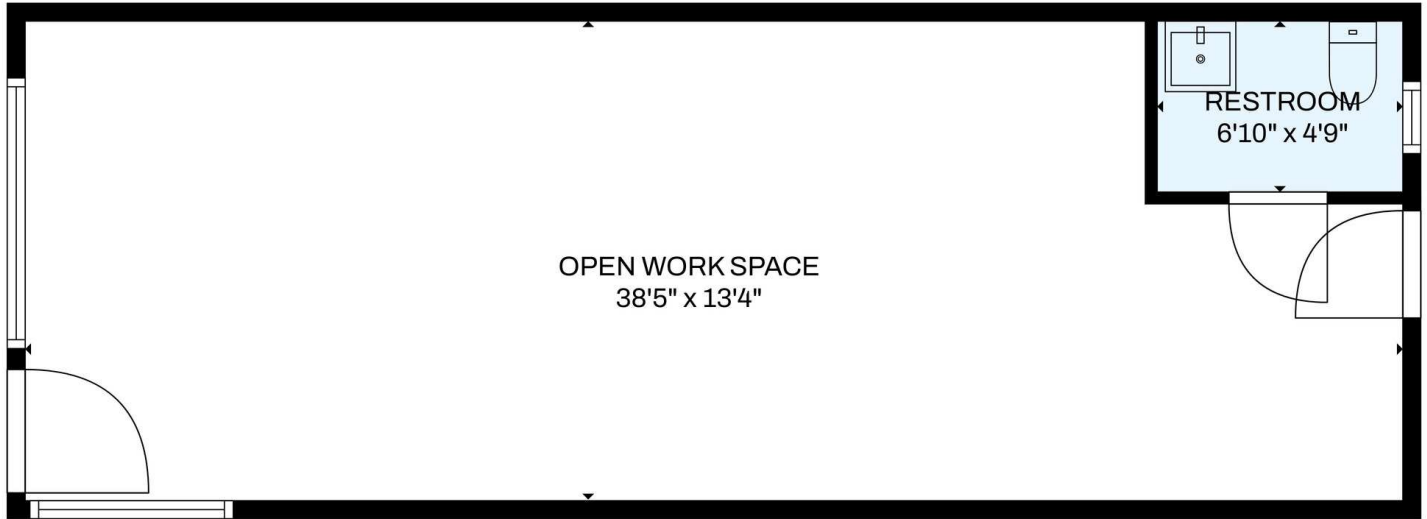
Each Office Independently Owned and Operated [kahlecommercialgroup.com](http://kahlecommercialgroup.com)

## RETAIL FOR LEASE

# 2425 LAKE SHORE BOULEVARD

Jacksonville, FL 32210

Kahle Commercial Group



CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT

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  
O: 904.541.0700 XExt 1  
C: 904.545.4195  
cmclain@kahlecg.com

### SANDRA KAHLE, CCIM

Broker Associate  
O: 904.541.0700  
C: 904.838.6446  
skahle@kahlecg.com

### KAHLE COMMERCIAL GROUP

2821 Bolton Rd.  
Suite A  
Orange Park, FL 32073

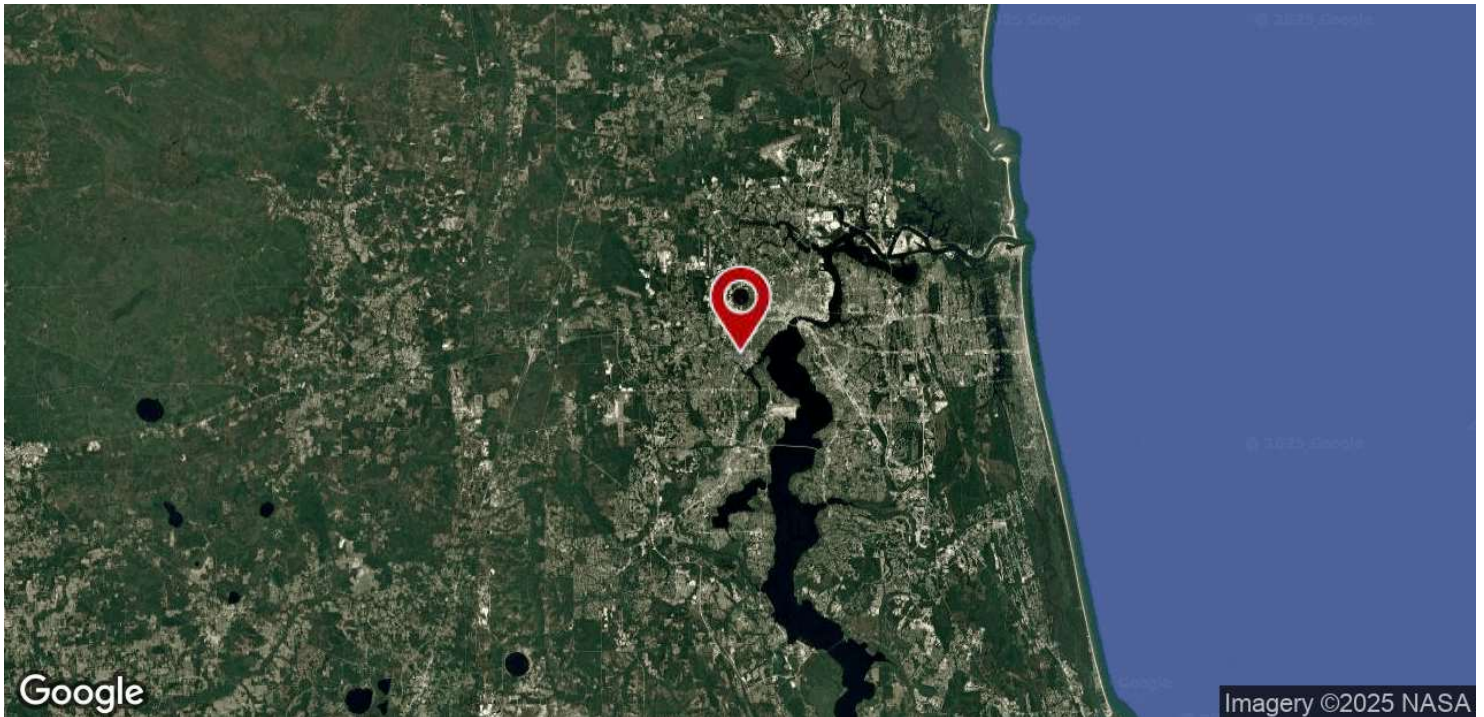
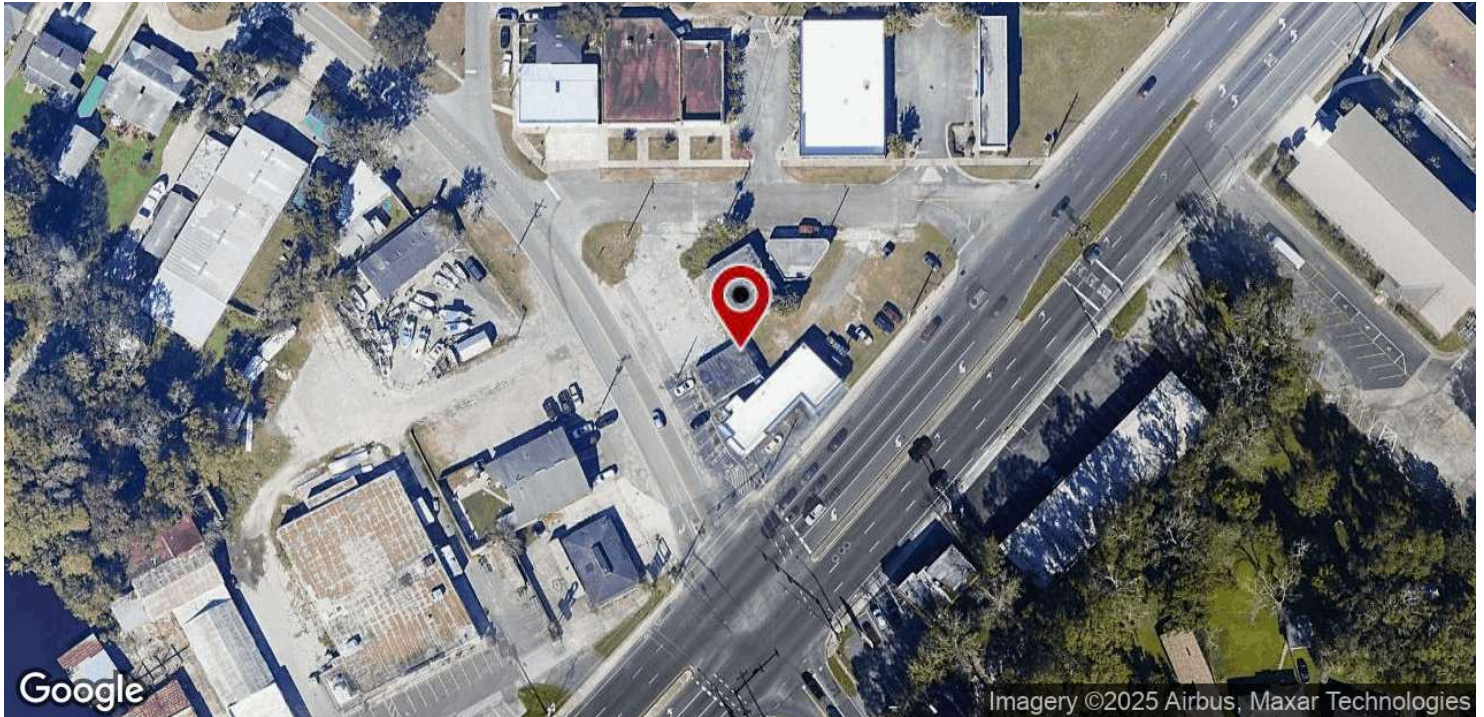
Each Office Independently Owned and Operated [kahlecommercialgroup.com](http://kahlecommercialgroup.com)

**RETAIL FOR LEASE**

# 2425 LAKE SHORE BOULEVARD

Jacksonville, FL 32210

Kahle Commercial Group



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  
O: 904.541.0700 XExt 1  
C: 904.545.4195  
cmclain@kahlecg.com

**SANDRA KAHLE, CCIM**

Broker Associate  
O: 904.541.0700  
C: 904.838.6446  
skahle@kahlecg.com

**KAHLE COMMERCIAL GROUP**

2821 Bolton Rd.  
Suite A  
Orange Park, FL 32073

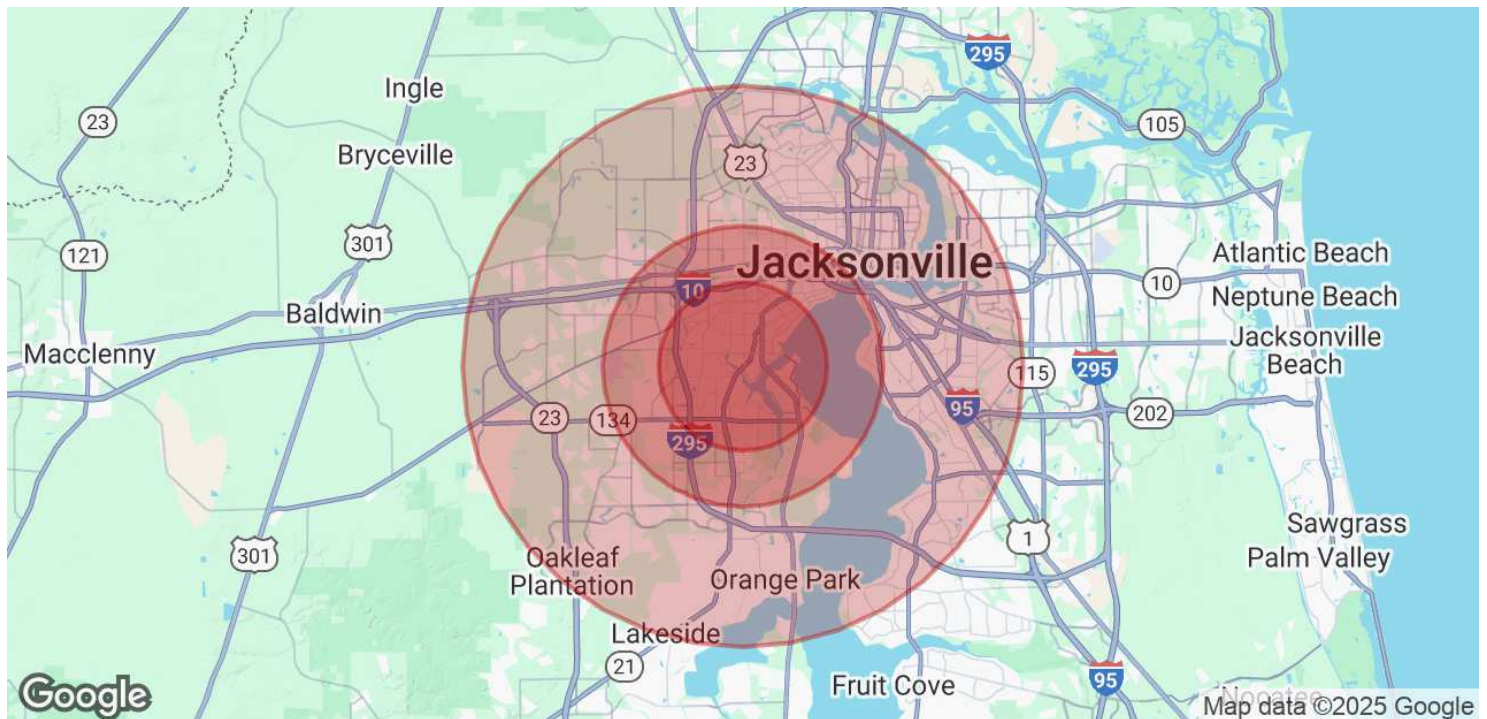
Each Office Independently Owned and Operated [kahlecommercialgroup.com](http://kahlecommercialgroup.com)

## RETAIL FOR LEASE

# 2425 LAKE SHORE BOULEVARD

Jacksonville, FL 32210

Kahle Commercial Group



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	81,235	180,995	588,859
Average Age	40	40	40
Average Age (Male)	39	38	39
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	34,154	74,305	233,937
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$81,912	\$77,191	\$77,731
Average House Value	\$306,900	\$284,044	\$278,788

Demographics data derived from AlphaMap

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  
O: 904.541.0700 XExt 1  
C: 904.545.4195  
cmclain@kahlecgroup.com

**SANDRA KAHLE, CCIM**  
Broker Associate  
O: 904.541.0700  
C: 904.838.6446  
skahle@kahlecgroup.com

**KAHLE COMMERCIAL GROUP**  
2821 Bolton Rd.  
Suite A  
Orange Park, FL 32073

Each Office Independently Owned and Operated [kahlecommercialgroup.com](http://kahlecommercialgroup.com)