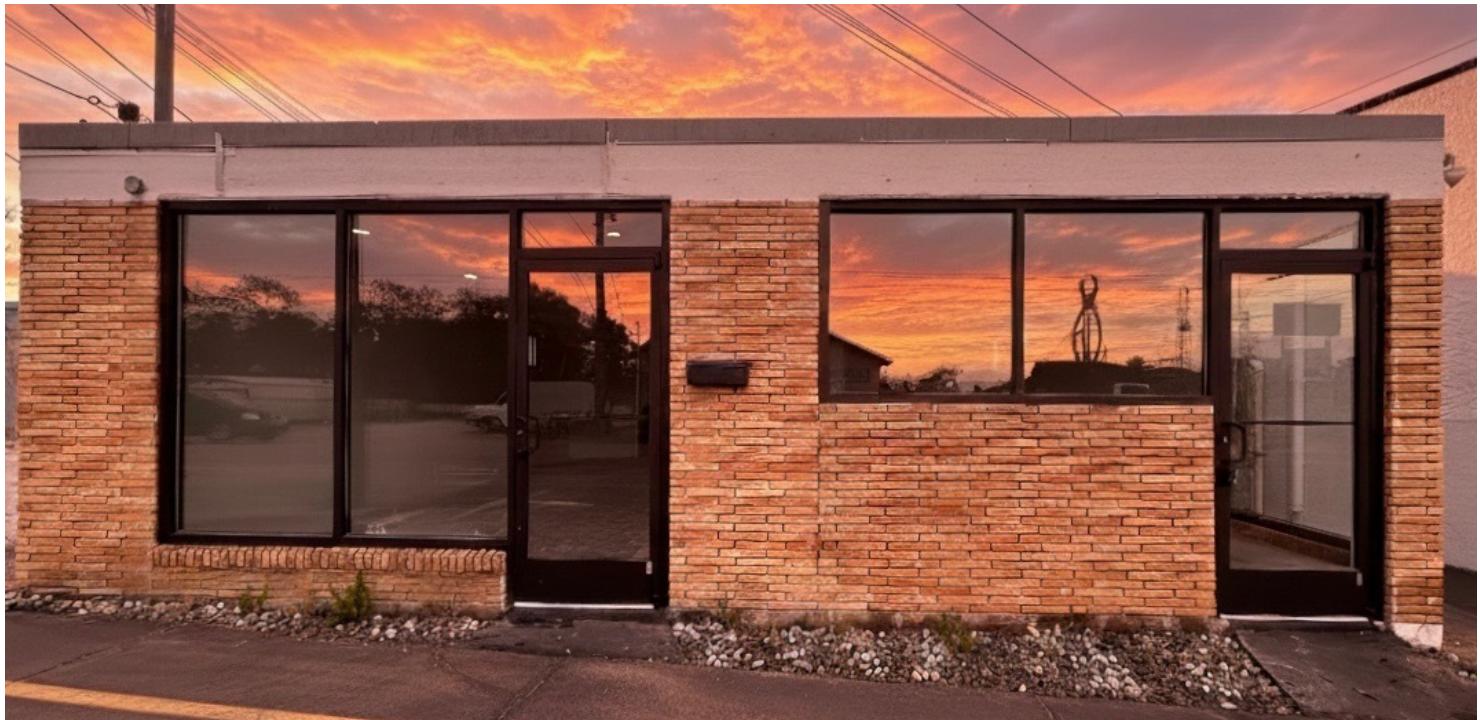


2425 LAKE SHORE BOULEVARD

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.

| 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 |

OFFERING SUMMARY

| | |
|------------------|----------------|
| Lease Rate: | \$18/sf NNN |
| CAM: | \$7.37/sf |
| Number of Units: | 2 |
| Available SF: | 580 - 1,160 SF |
| Zoning: | CCG-1 |

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RETAIL FOR LEASE

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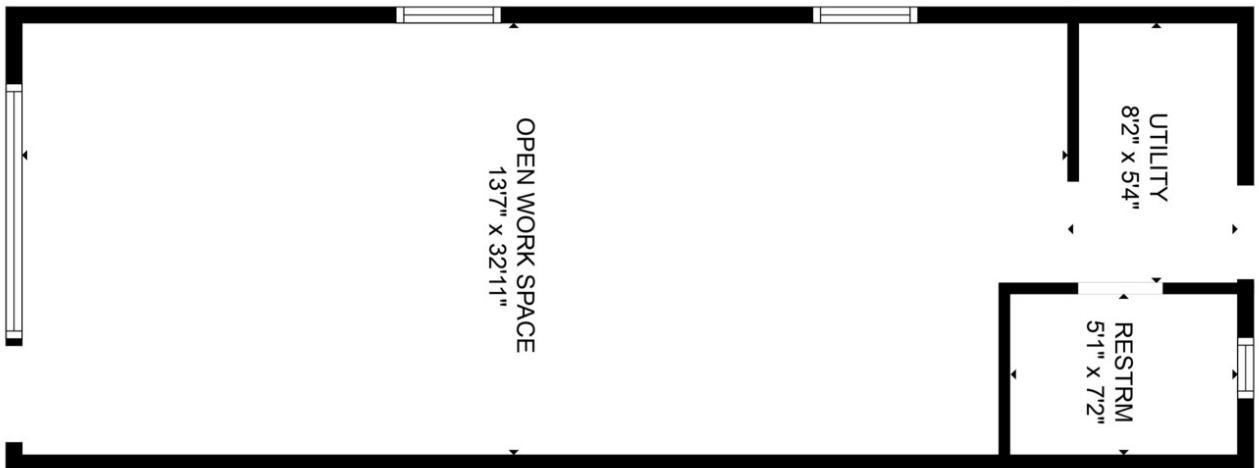
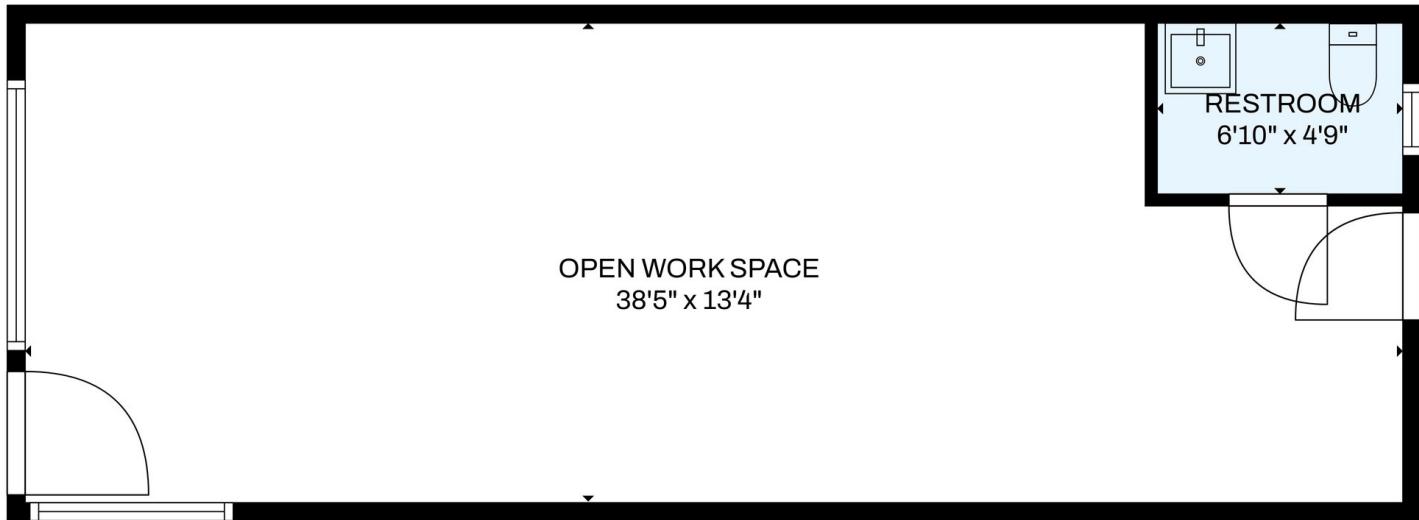
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ESTED BY CUBITCASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT

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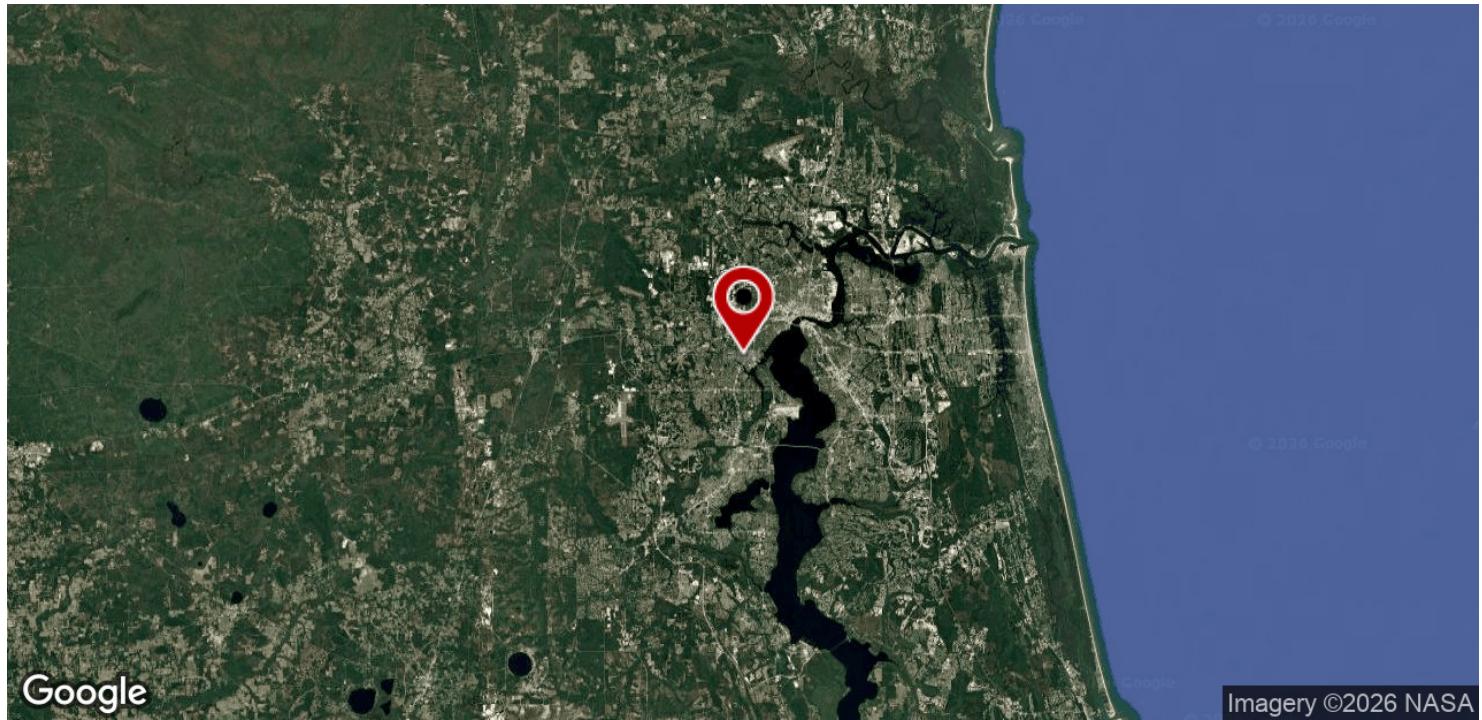
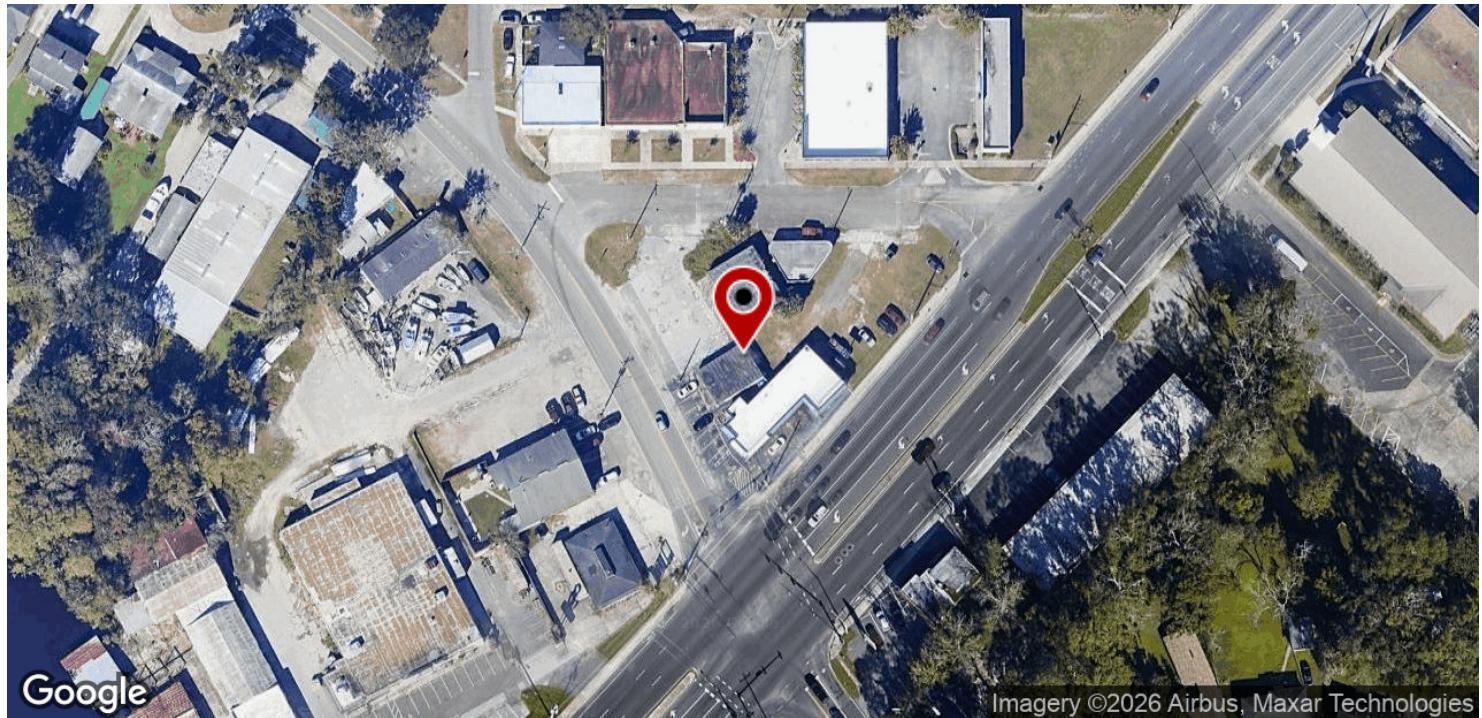
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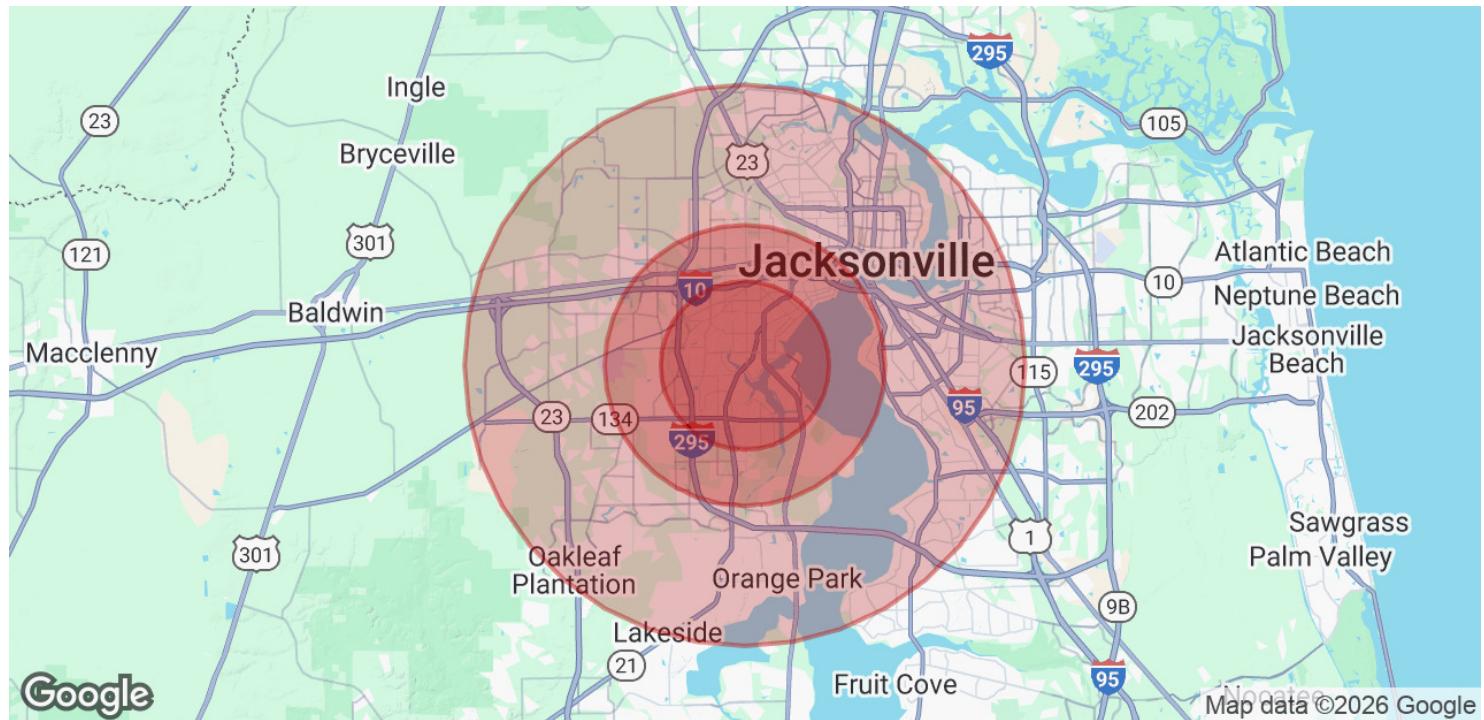
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| POPULATION | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population | 81,235 | 180,995 | 588,859 |
| Average Age | 40 | 40 | 40 |
| Average Age (Male) | 39 | 38 | 39 |
| Average Age (Female) | 41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

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