

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:	\$18/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

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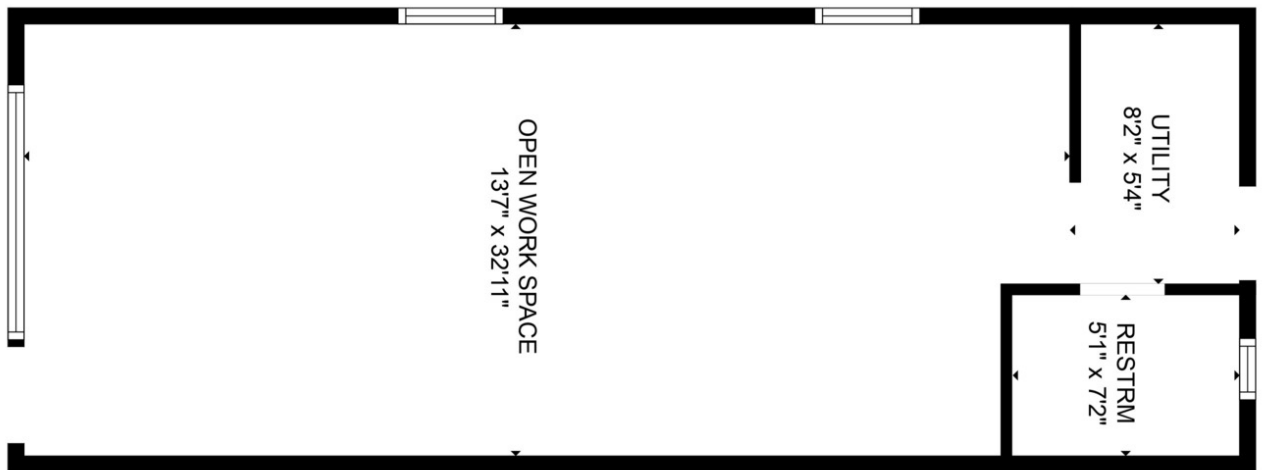
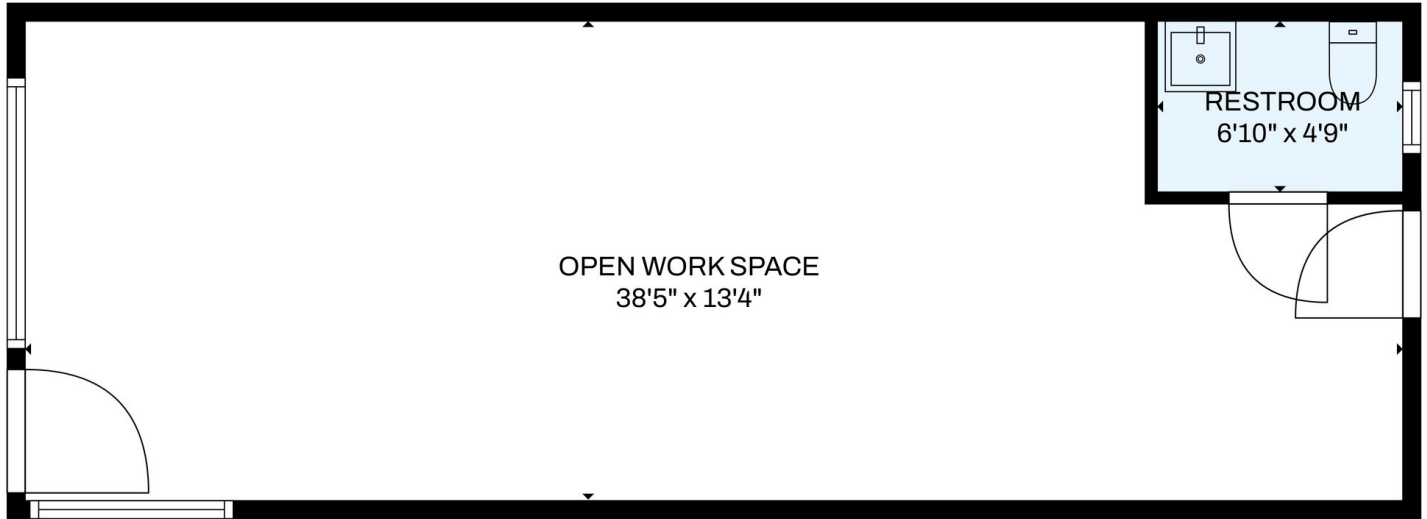
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CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT

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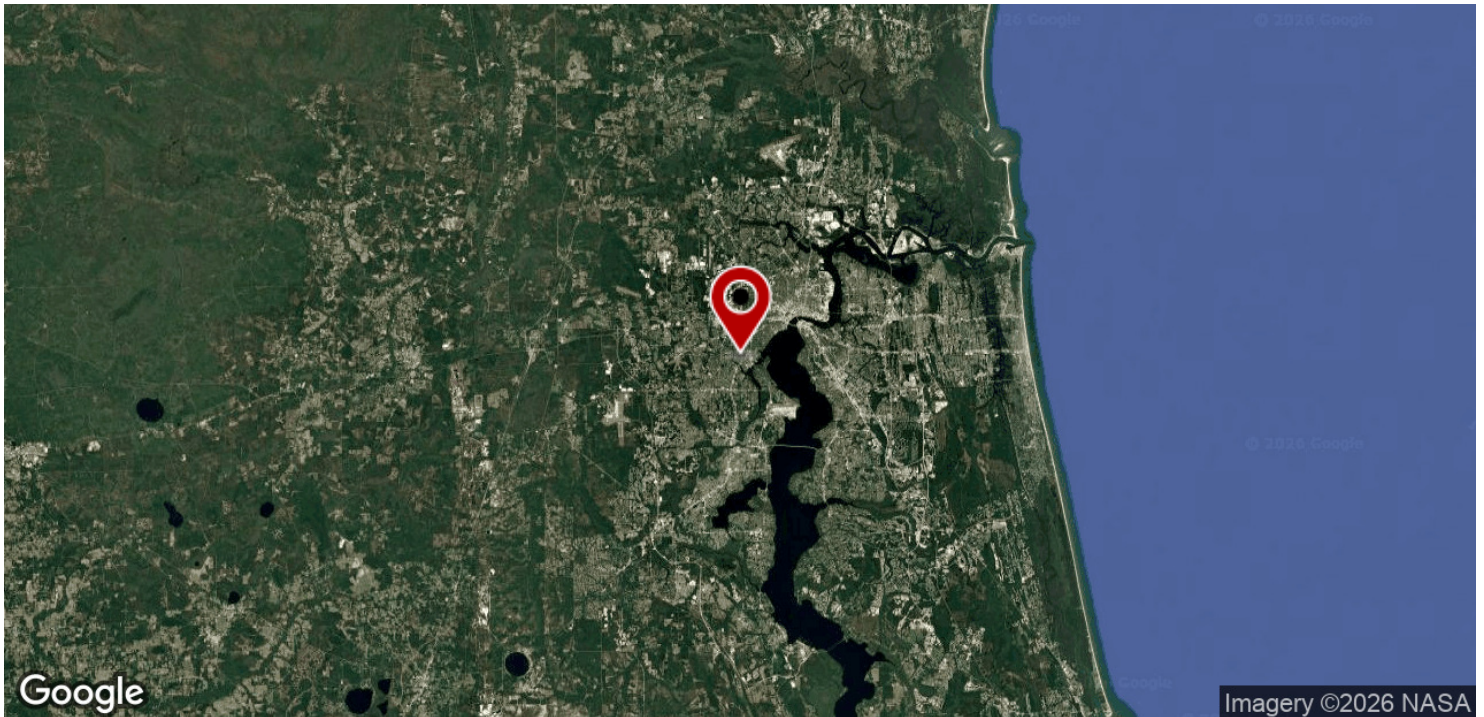
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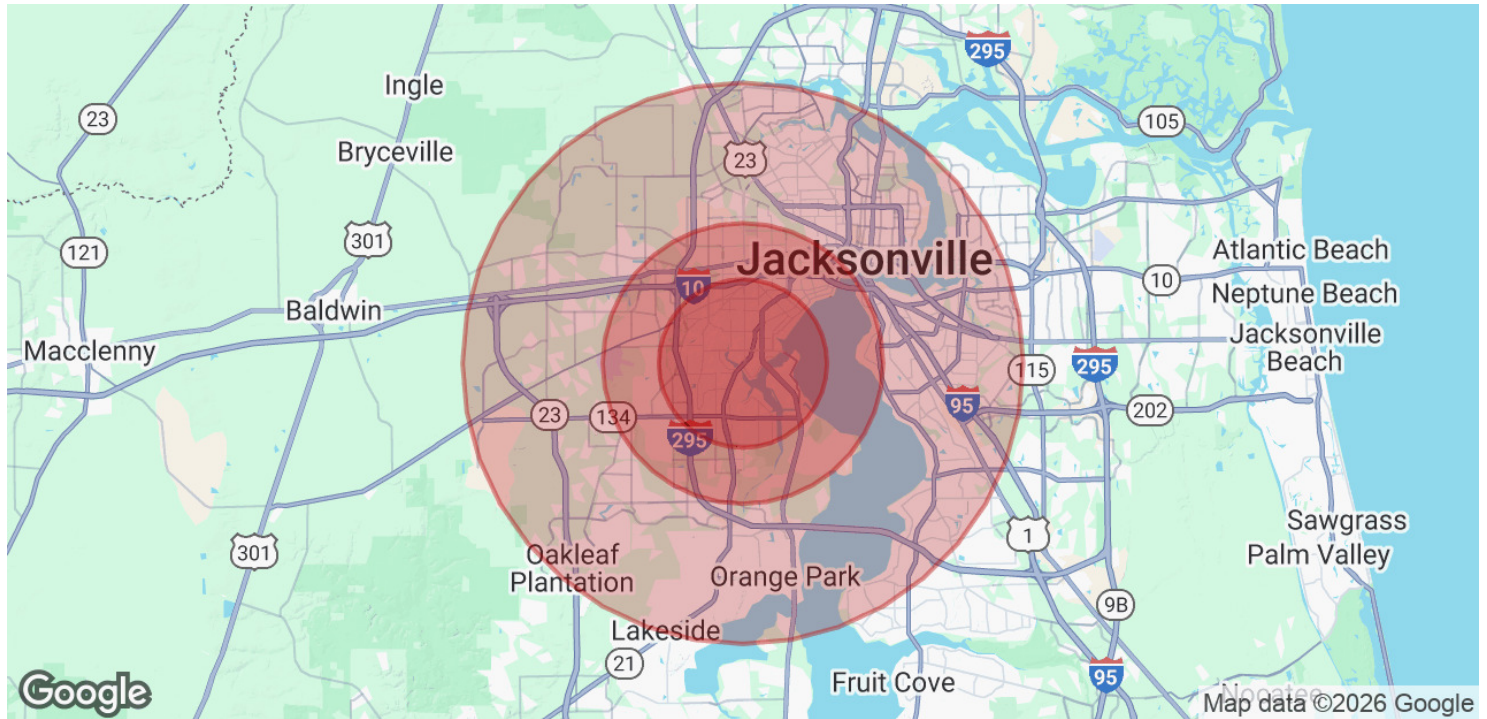
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	81,235	180,995	588,859
Average Age	40	40	40
Average Age (Male)	39	38	39
Average Age (Female)	41	41	41

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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