

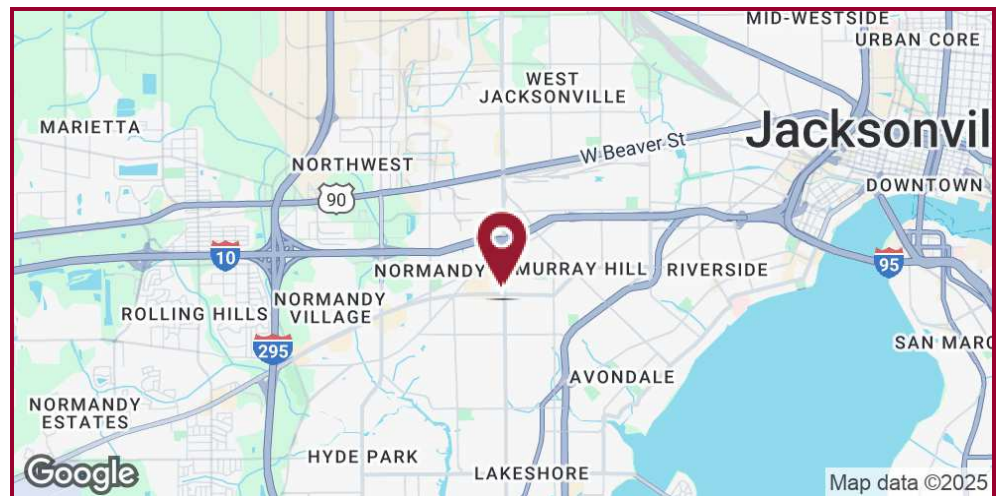
RETAIL PROPERTY FOR SALE

1044-1050 Cassat Avenue Jacksonville, FL 32205



OFFERING SUMMARY

Purchase Price:	\$995,000
Building Size:	7,040 SF
Lot Size:	12,348 SF
Price / SF:	\$141±
Zoning:	CCG-2



Stanton Hudmon, CCIM

904.398.1044 / stanton@psrps.com

Jack Robison

904.398.1044 / jack@psrps.com

Pine Street/RPS / 904.398.1044 / 2650-2 Rosselle Street, Jacksonville, FL 32204 / pinestreetrps.com

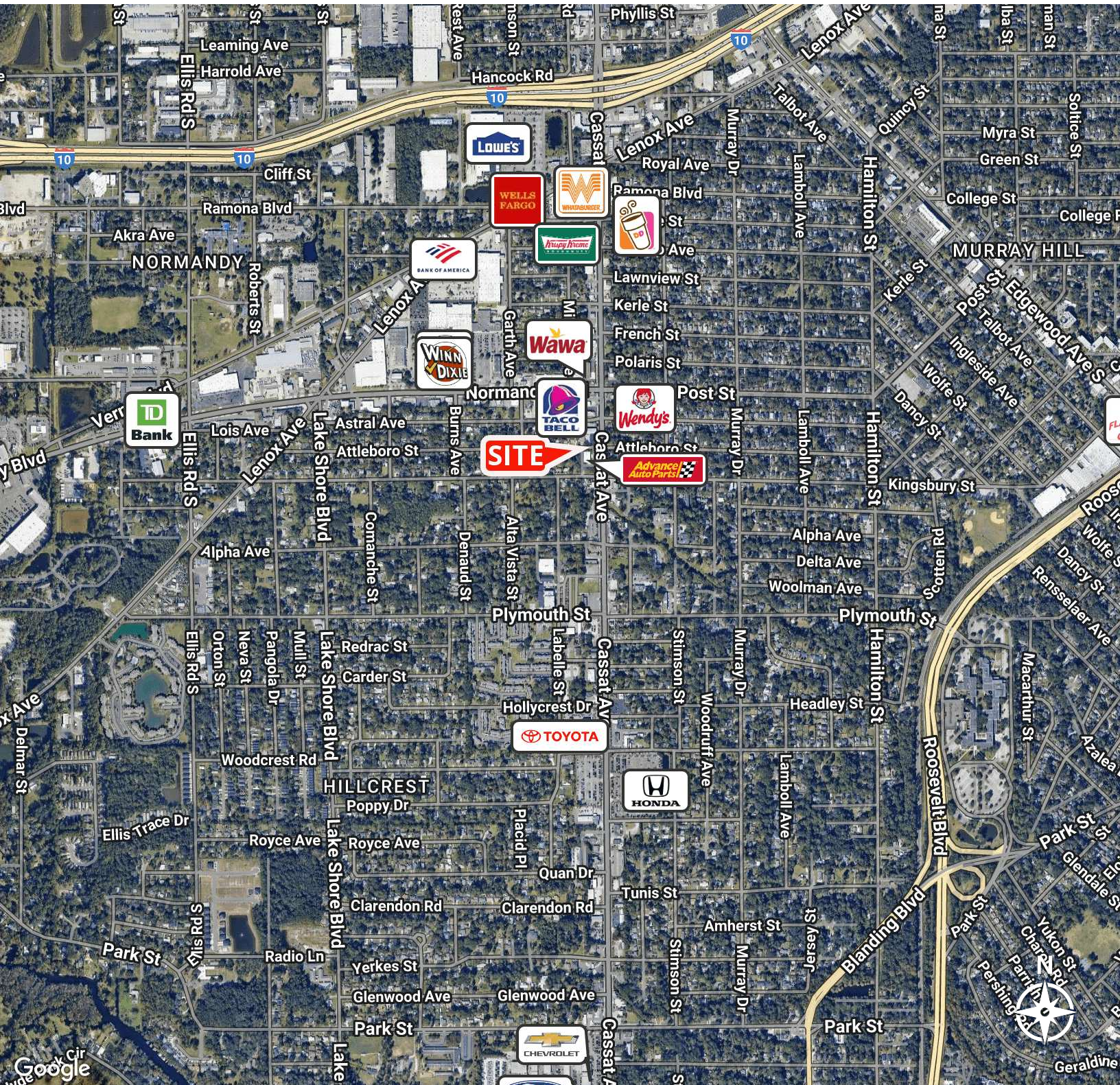
Information provided is deemed accurate, but subject to errors and/or omissions.



Pine Street / RPS

RETAIL PROPERTY FOR SALE

1044-1050 Cassat Avenue Jacksonville, FL 32205



Stanton Hudmon, CCIM

904.398.1044 / stanton@psrps.com

Jack Robison

904.398.1044 / jack@psrps.com

Pine Street/RPS / 904.398.1044 / 2650-2 Rosselle Street, Jacksonville, FL 32204 / pinestreetrps.com

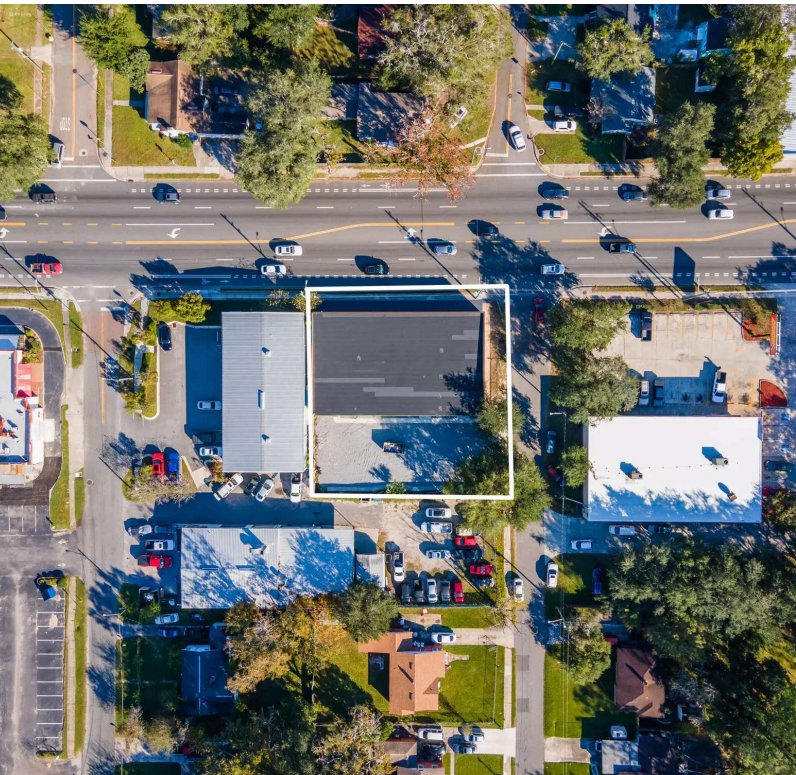
Information provided is deemed accurate, but subject to errors and/or omissions.



Pine Street / RPS

RETAIL PROPERTY FOR SALE

1044 Cassat Avenue Jacksonville, FL 32205



Stanton Hudmon, CCIM

904.398.1044 / stanton@psrps.com

Jack Robison

904.398.1044 / jack@psrps.com

Pine Street/RPS / 904.398.1044 / 2650-2 Rosselle Street, Jacksonville, FL 32204 / pinestreetrps.com

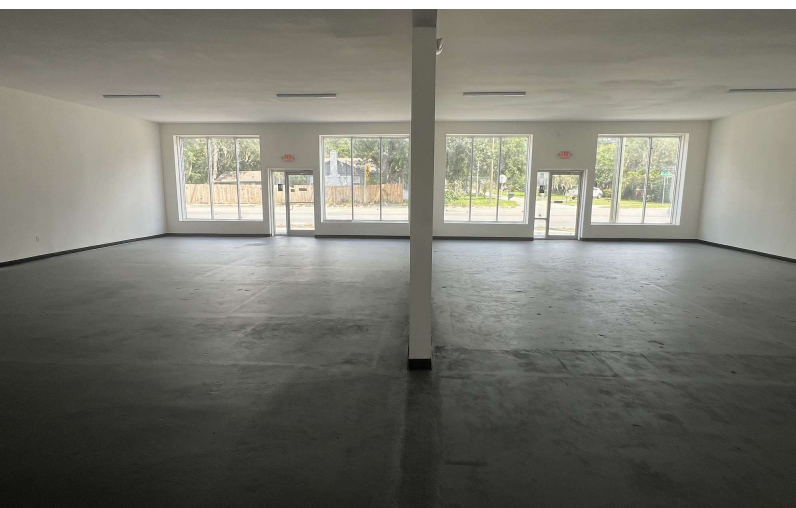
Information provided is deemed accurate, but subject to errors and/or omissions.



Pine Street / RPS

RETAIL PROPERTY FOR SALE

1044-1050 Cassat Avenue Jacksonville, FL 32205



Stanton Hudmon, CCIM

904.398.1044 / stanton@psrps.com

Jack Robison

904.398.1044 / jack@psrps.com

Pine Street/RPS / 904.398.1044 / 2650-2 Rosselle Street, Jacksonville, FL 32204 / pinestreetrps.com

Information provided is deemed accurate, but subject to errors and/or omissions.



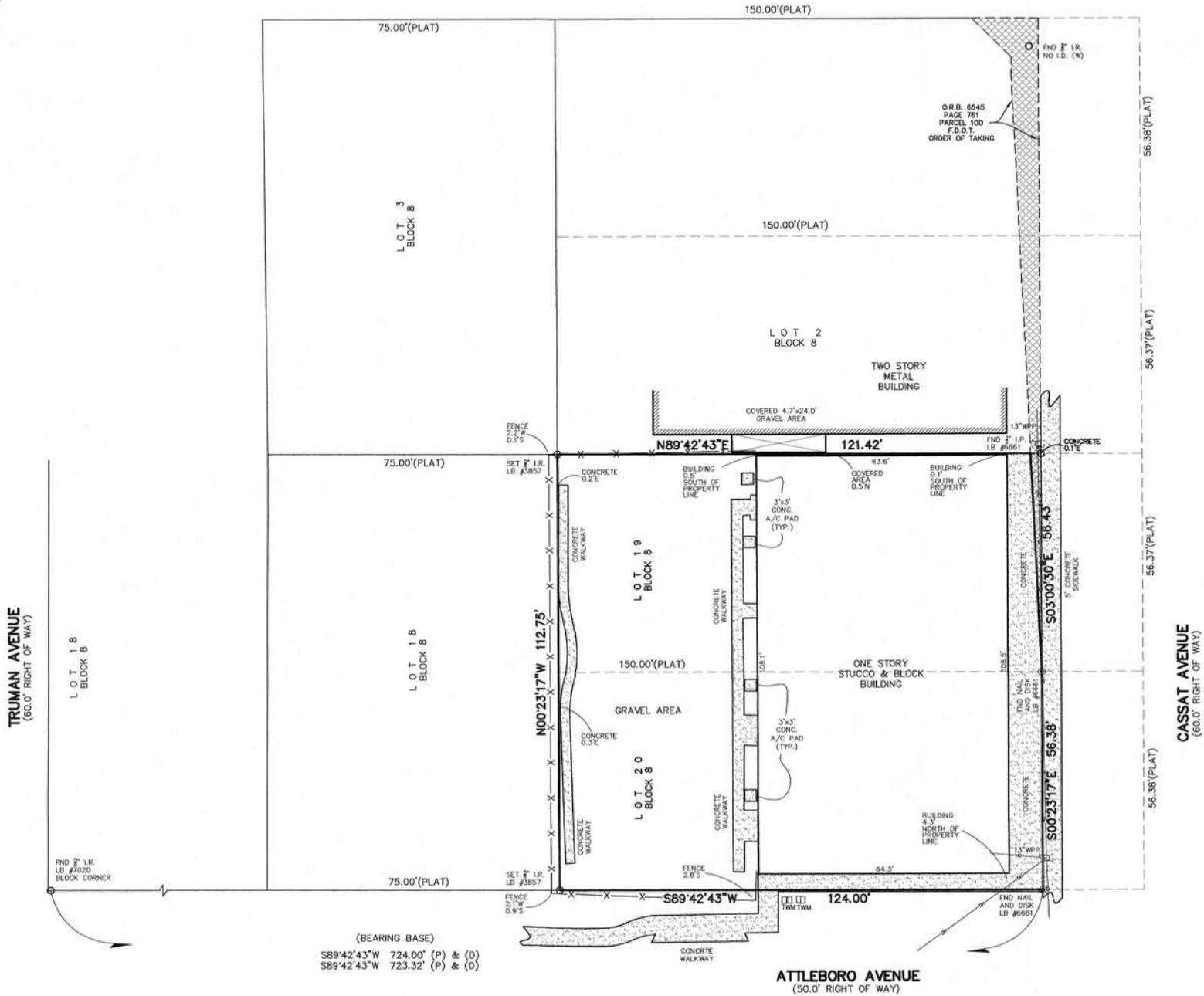
Pine Street / RPS

RETAIL PROPERTY FOR SALE

1044 Cassat Avenue Jacksonville, FL 32205

MAP SHOWING BOUNDARY SURVEY OF
LOTS 19 & 20, BLOCK 8, EXCEPT PART IN ORDER
OF TAKING RECORDED IN OFFICIAL RECORDS
VOLUME 6545, PAGE 761, ROOSEVELT GARDENS,
AS PER PLAT THEREOF

RECORDED IN PLAT BOOK 18 PAGES 99 AND 99A, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLA.
CERTIFIED TO: BNH DEVELOPMENT LLC



Stanton Hudmon, CCIM
904.398.1044 / stanton@psrps.com

Jack Robison
904.398.1044 / jack@psrps.com

Pine Street/RPS / 904.398.1044 / 2650-2 Rosselle Street, Jacksonville, FL 32204 / pinestreetrps.com

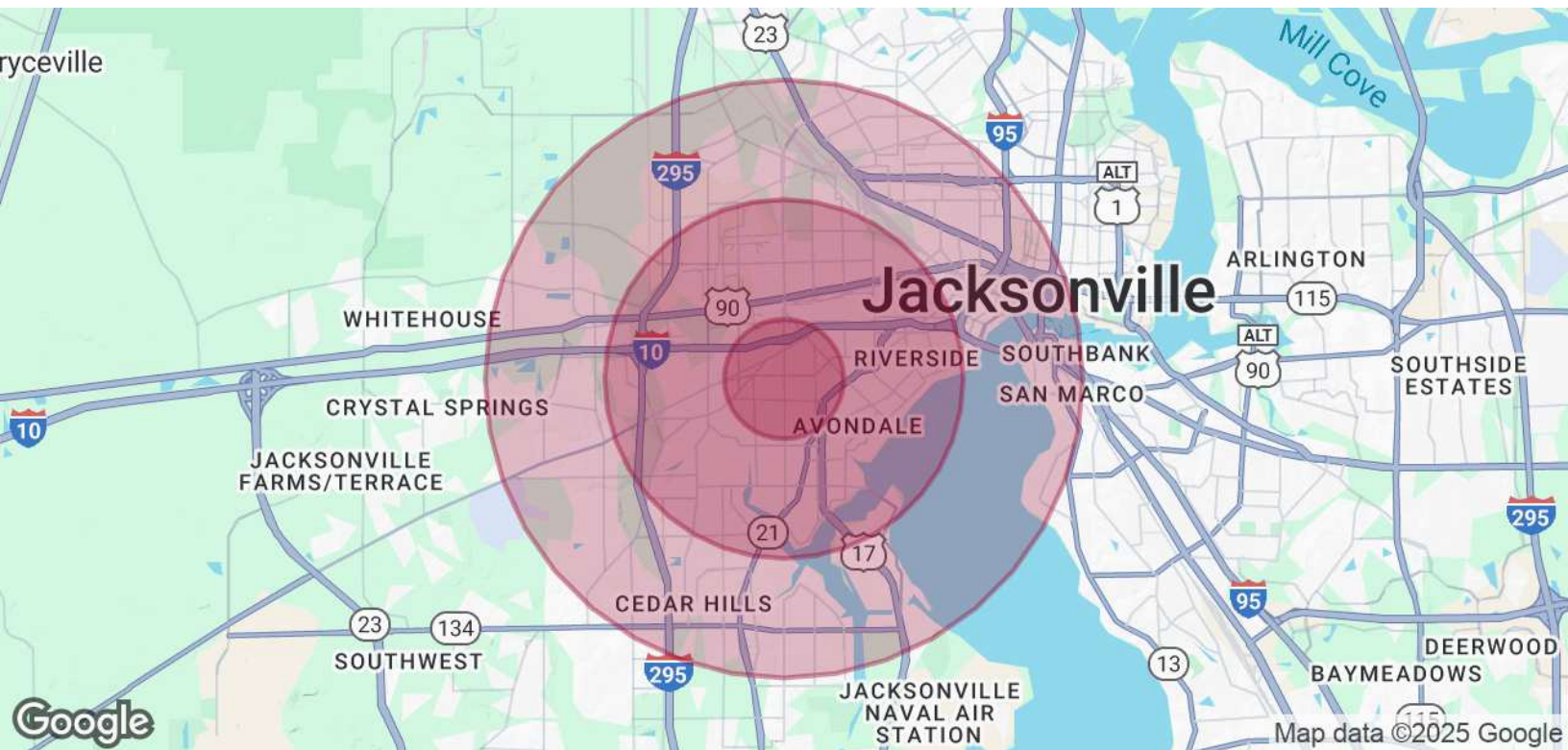
Information provided is deemed accurate, but subject to errors and/or omissions.



Pine Street / RPS

RETAIL PROPERTY FOR SALE

1044-1050 Cassat Avenue Jacksonville, FL 32205



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,139	74,679	189,833
Average Age	39	40	40
Average Age (Male)	38	39	39
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,447	32,566	79,197
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$67,083	\$76,365	\$73,554
Average House Value	\$218,410	\$304,361	\$277,269

Demographics data derived from AlphaMap

Stanton Hudmon, CCIM

904.398.1044 / stanton@psrps.com

Jack Robison

904.398.1044 / jack@psrps.com

Pine Street/RPS / 904.398.1044 / 2650-2 Rosselle Street, Jacksonville, FL 32204 / pinestreetrps.com

Information provided is deemed accurate, but subject to errors and/or omissions.



Pine Street / RPS