

# INDUSTRIAL PROPERTY FOR LEASE

## 435 Cassat Ave & 450 Ryan Avenue Jacksonville, FL 32254



### OFFERING SUMMARY

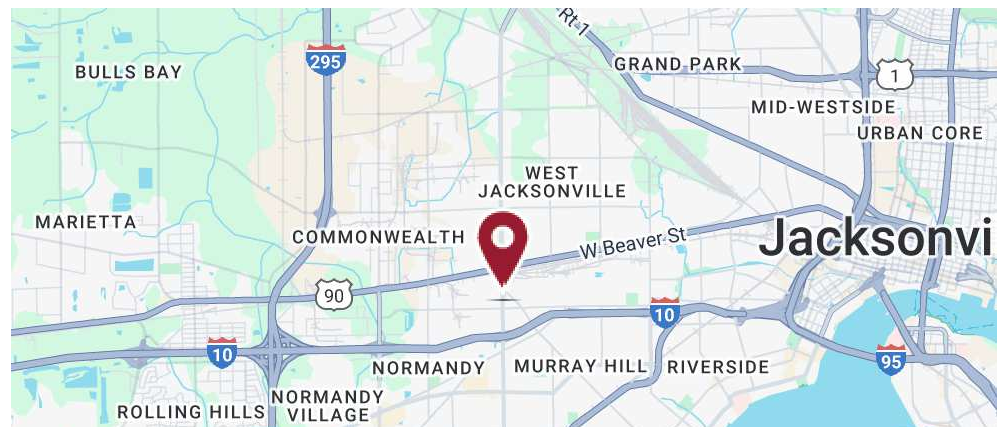
Sale Price:	\$2,020,800
Lease Rate:	\$8.50 SF/yr (NNN)
Building Size:	20,208 SF
Available SF:	12,588 SF
Lot Size:	1.25 Acres
Zoning:	CCG-2
Dock-high Doors:	2
Grade-level Doors:	3
Ceiling Height:	12'-14'±

### PROPERTY OVERVIEW

Pine Street / RPS offers an outstanding investment opportunity in the heart of Jacksonville, Florida! This unique offering combines two prime parcels totaling 20,208± SF of CCG-2 zoned commercial space in a highly sought-after location. Situated near major roadways and within proximity to I-10 and I-95.

435 Cassat Avenue: 12,588± SF Available for owner-occupancy, offering an excellent opportunity to establish your business in a high-visibility location. The building includes 3,806± of office space.

450 Ryan Avenue: 9,722± SF Currently leased through late 2026.



**Mark Wainwright**

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Pine Street/RPS / 904.398.1044 / 2650-2 Rosselle Street, Jacksonville, FL 32204 / [pinestreetrps.com](http://pinestreetrps.com)

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



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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,979	161,447	483,397
Average Age	37.2	36.7	35.7
Average Age (Male)	38.6	35.2	34.1
Average Age (Female)	34.1	37.6	37.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,927	65,247	187,284
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$49,441	\$50,220	\$54,014
Average House Value	\$151,785	\$205,976	\$195,733

2020 American Community Survey (ACS)

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