

JACKSONVILLE, FL 32205



**Cassat Ave &
Attleboro St**

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (MG)
Building Size:	7,040 SF
Available SF:	1,506 - 3,034 SF
Lot Size:	12,340 SF
Number of Units:	2
Year Built:	1947
Renovated:	2024
Zoning:	CCG-2

PROPERTY OVERVIEW

Experience the prime opportunity to lease a highly versatile commercial space at 1044 Cassat Ave, Jacksonville, FL, 32205. Boasting a newly renovated building, this property offers high visibility, and easy accessibility for clients and employees. With customizable floor plans and state-of-the-art amenities, the space is ideal for a range of business needs, including retail, office, or flex use. The spaces are perfect for any business needing rollup doors for a flex use. Enjoy the convenience of a central location, just minutes from major highways and surrounded by a thriving commercial and residential community. Elevate your business in this dynamic location, designed to meet the diverse requirements of today's discerning tenants. This is the perfect canvas to bring your vision to life.

PROPERTY HIGHLIGHTS

- - Flex Design
- - High visibility for business exposure
- - Easy accessibility from major highways
- - Ideal for retail, office, or flex use
- - Convenient central location for businesses
- - Competitive Rates

VASHA CARTER TYLER POWELL

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770.298.0069

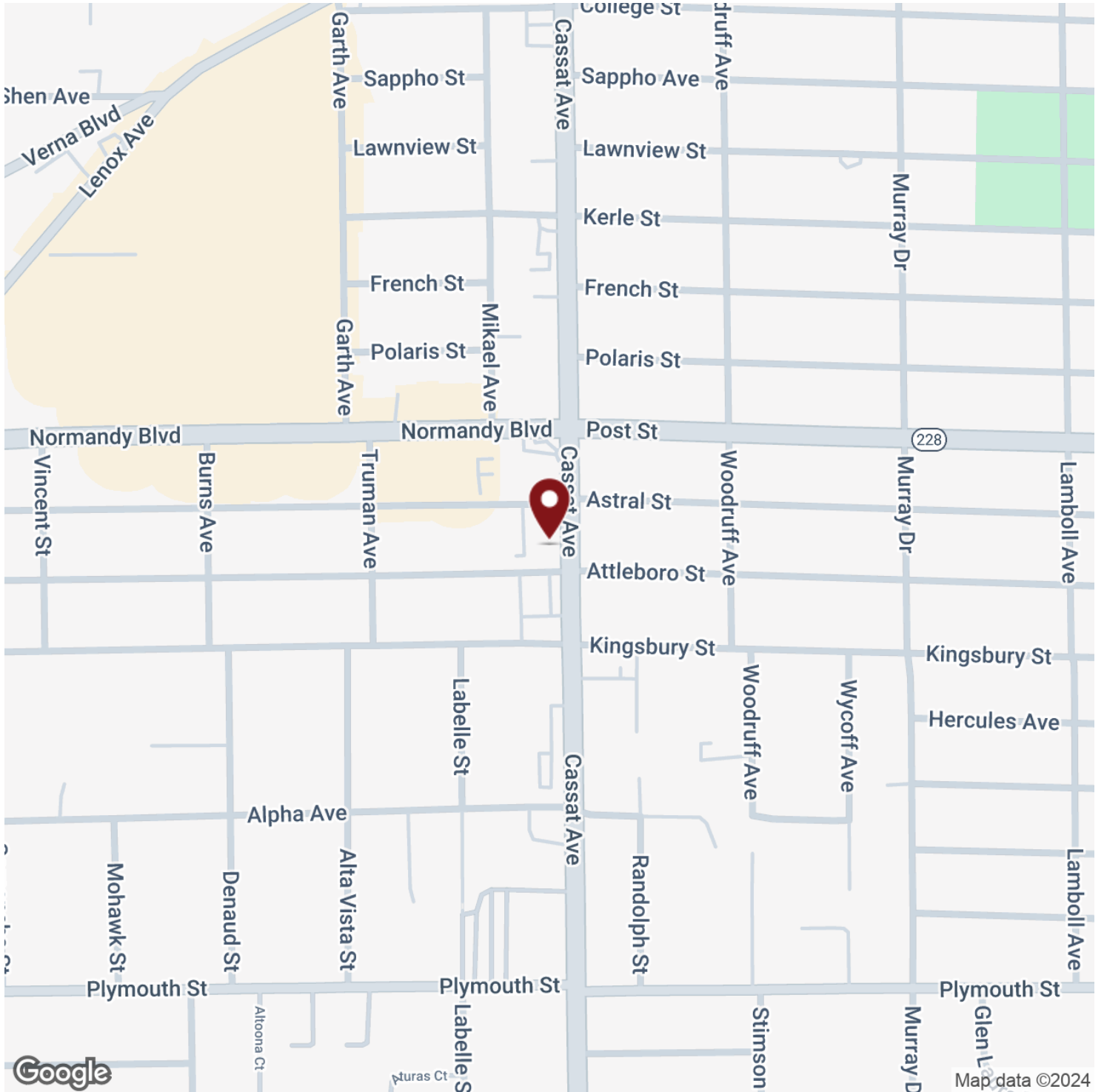
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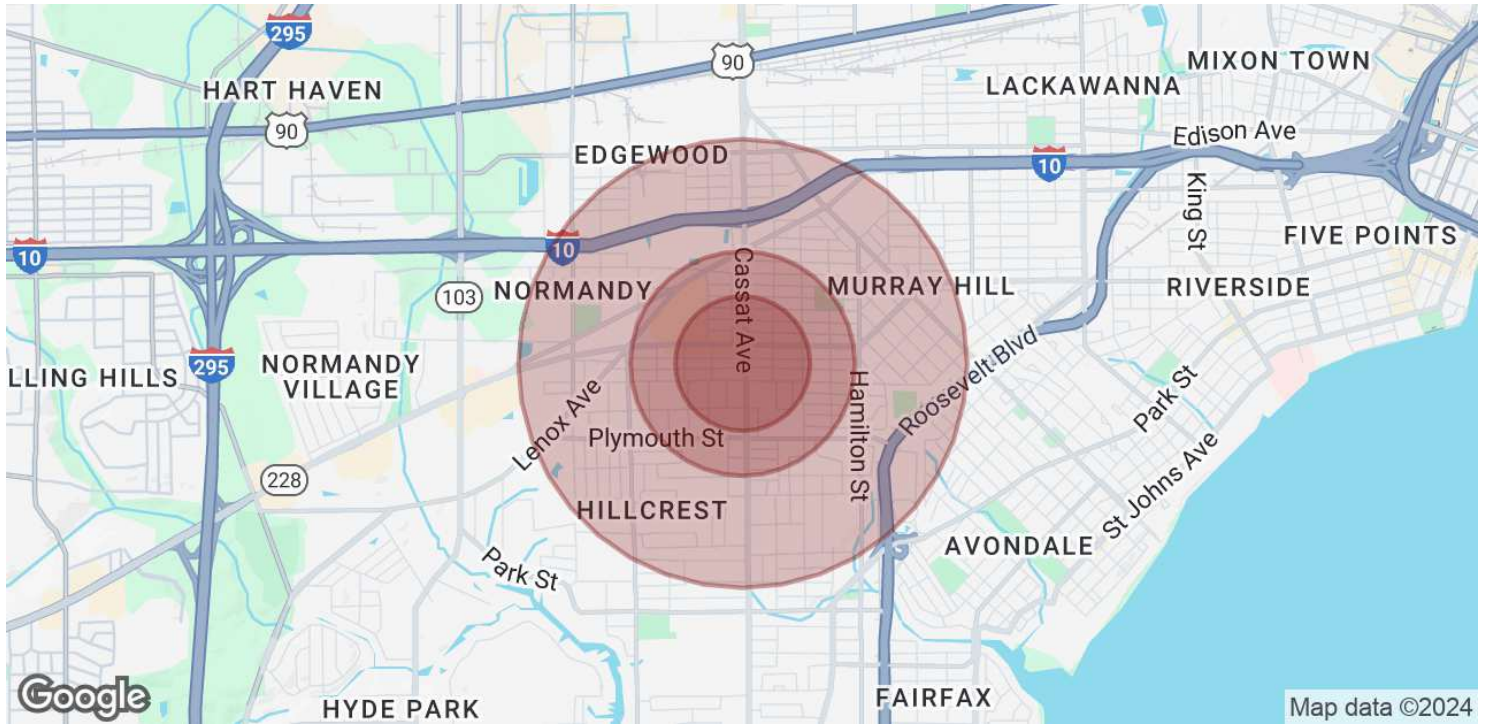
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,300	3,781	12,139
Average Age	40	39	39
Average Age (Male)	39	38	38
Average Age (Female)	41	40	40

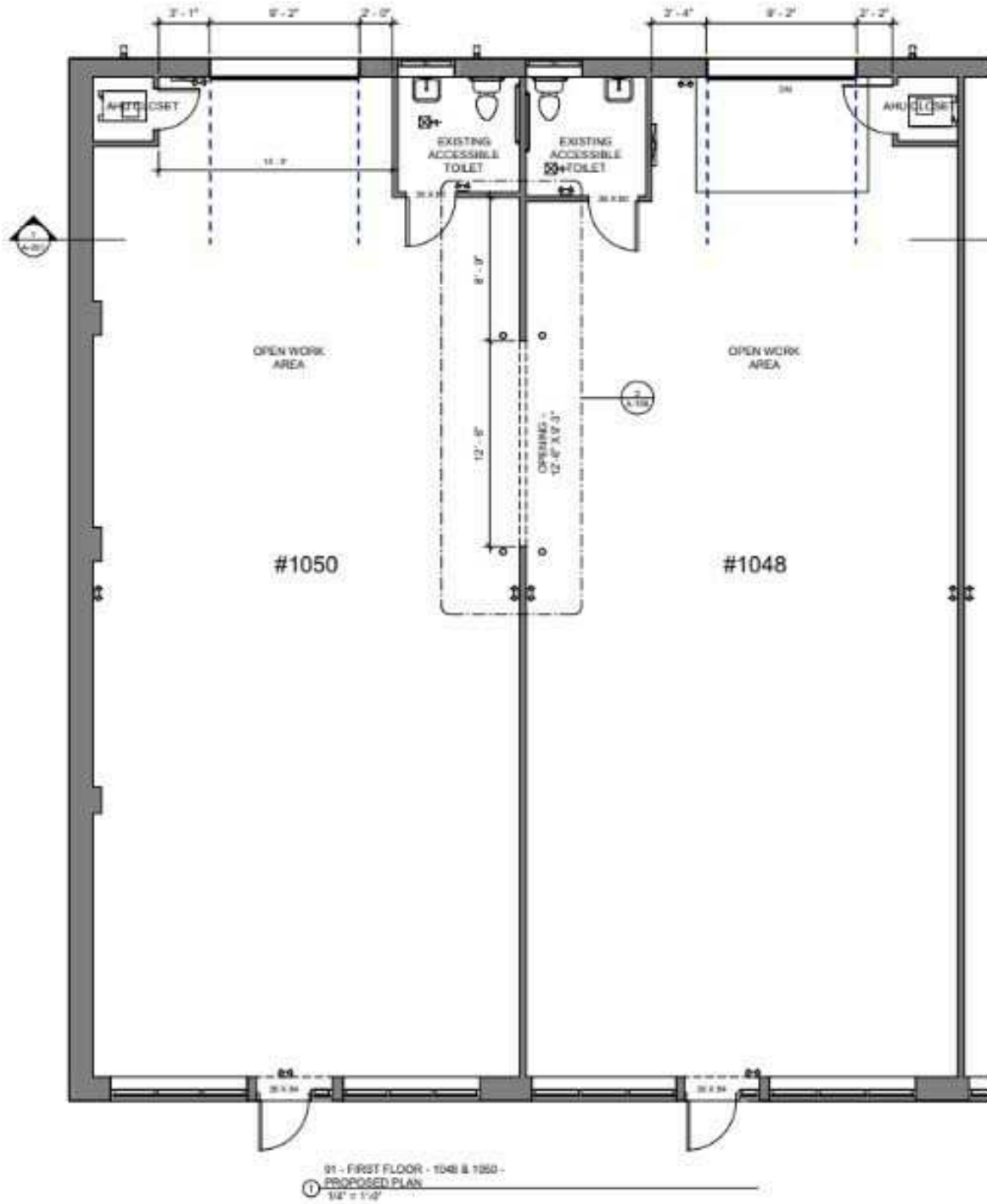
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	598	1,706	5,447
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$70,977	\$68,376	\$67,083
Average House Value	\$207,181	\$204,747	\$218,410

Demographics data derived from AlphaMap

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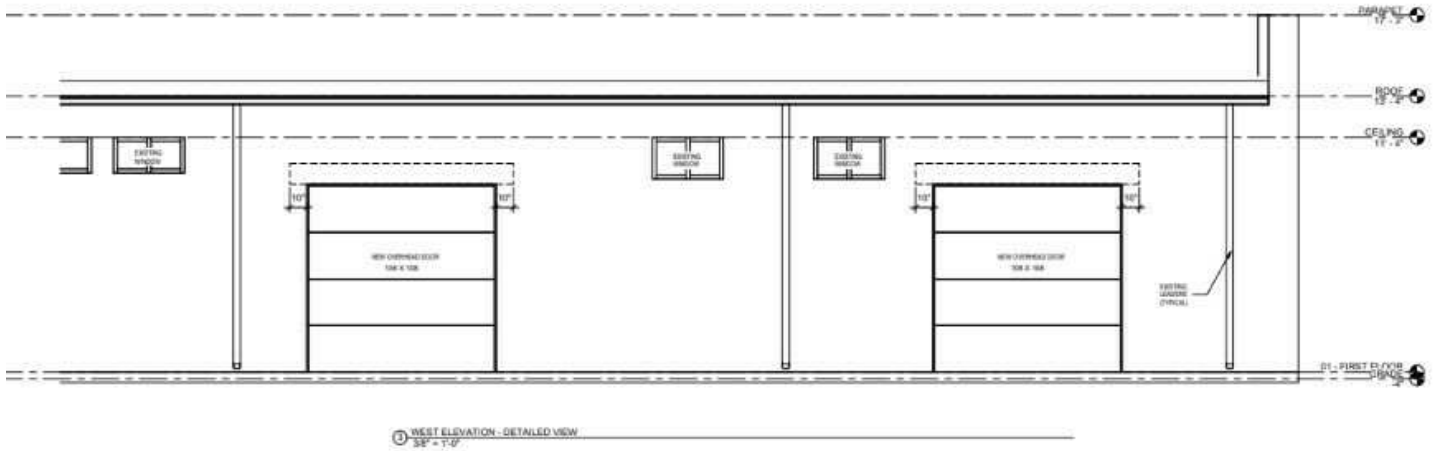
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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,506 - 3,034 SF	Lease Rate:	\$16.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1048-1050	Available	1,506 - 3,034 SF	Modified Gross	\$16.00 SF/yr	Turnkey space ready for your business, The space can be divided, but ideal for a car service business, plumber, electrician or any other service provider that may need access to a rollup door.

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