

FIRST SUN AUTO CENTER

1512 CASSAT AVE
JACKSONVILLE, FL 32205

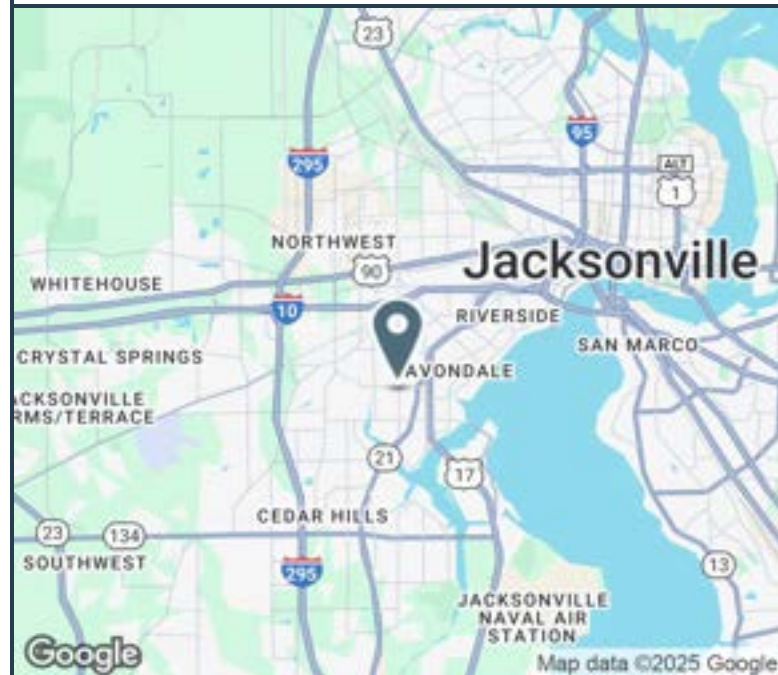


RETAIL PROPERTY FOR SALE

- Prime corner location at Cassat Avenue and Park Street in Jacksonville's Westside Automotive Corridor
- Approximately 1.01 acres with two buildings totaling $\pm 8,663$ square feet of office and service space
- Four way signalized intersection with traffic counts exceeding 21,000 vehicles per day for maximum visibility and easy access
- Surrounded by major dealerships including Nimnicht Chevrolet, Duval Ford and Westside Hyundai creating strong commercial synergy
- Located about 1.5 miles from I-95 and roughly 4.5 miles from the I-10 and I-95 interchange for quick regional connectivity
- Ideal for automotive sales and service, retail showroom or other high profile commercial uses with excellent potential for future redevelopment in a proven growth corridor

PURCHASE PRICE

\$1,275,000 (\$147 PER/SF)



ALEX EVANS
Broker / Owner

Phone | 904.210.9878
Email | alex@creprojax.com



EVANS COMMERCIAL
PROPERTIES INC.

PROPERTY SUMMARY

FIRST SUN AUTO CENTER



PROPERTY DESCRIPTION

This property offers a rare high-exposure corner location at Cassat Avenue and Park Street in the heart of Jacksonville's Westside Automotive Corridor. The site totals approximately 1.01 acres and includes two buildings with a combined $\pm 8,663$ square feet of office and service space. Positioned at a four-way signalized intersection with traffic counts exceeding 21,000 vehicles per day, the property provides outstanding visibility and easy access for customers and deliveries.

LOCATION DESCRIPTION

This prominent corner site at Cassat Avenue and Park Street offers exceptional visibility and convenient access in the heart of Jacksonville's Westside Automotive Corridor. More than 21,000 vehicles pass the signalized intersection every day which gives continuous exposure and easy entry for customers and deliveries. The property is surrounded by major regional anchors including Nimnicht Chevrolet, Duval Ford and Westside Hyundai which creates strong commercial synergy and draws consistent traffic.

It is located about 1.5 miles from I-95 and roughly 4.5 miles from the I-10 and I-95 interchange which provides quick connections to all parts of Jacksonville and the greater Northeast Florida market. The site sits within the historic Lake Shore neighborhood which is an established area with a mix of residential and retail activity. This location is well suited for a wide range of commercial uses including automotive sales and service, retail showroom or any high visibility business seeking a proven corridor with long term growth potential.

OFFERING SUMMARY

Sale Price:	\$1,275,000
Number of Units:	2
Lot Size:	1.01 Acres
Building Size (Two Buildings):	8,663 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	412	1,300	5,396
Total Population	944	3,022	12,489
Average HH Income	\$67,544	\$65,559	\$67,361

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ADDITIONAL PHOTOS

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