

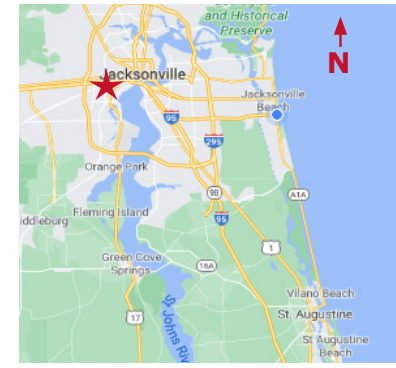
RETAIL FOR LEASE

551 Cassat Avenue, Jacksonville, FL 32254



- Lease Rate: \$41.50/SF NNN
- Building: +/-3,615 SF
- Land: +/-0.93 Acres
- Zoning: CCG-2
- Current use is a Gas Station (owner willing to redevelop for retail/restaurant)
- 16 pumps and 5 tanks with gas/diesel/kerosene
- Parking: 20 spaces on surface lot, including 1 handicap space
- Excellent location at the northeast corner of I-10 and Cassat Ave.
- Shell station across the street is a top performing location in the 84th percentile nationally, 82nd in the state and 81st locally (per Placer.ai)

2024 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	7,728	71,824	183,866
Average HH Income	\$94,024	\$95,468	\$88,435
Daytime Total Employees	8,898	46,708	130,188



STRATEGIC SITES
Clifford Commercial

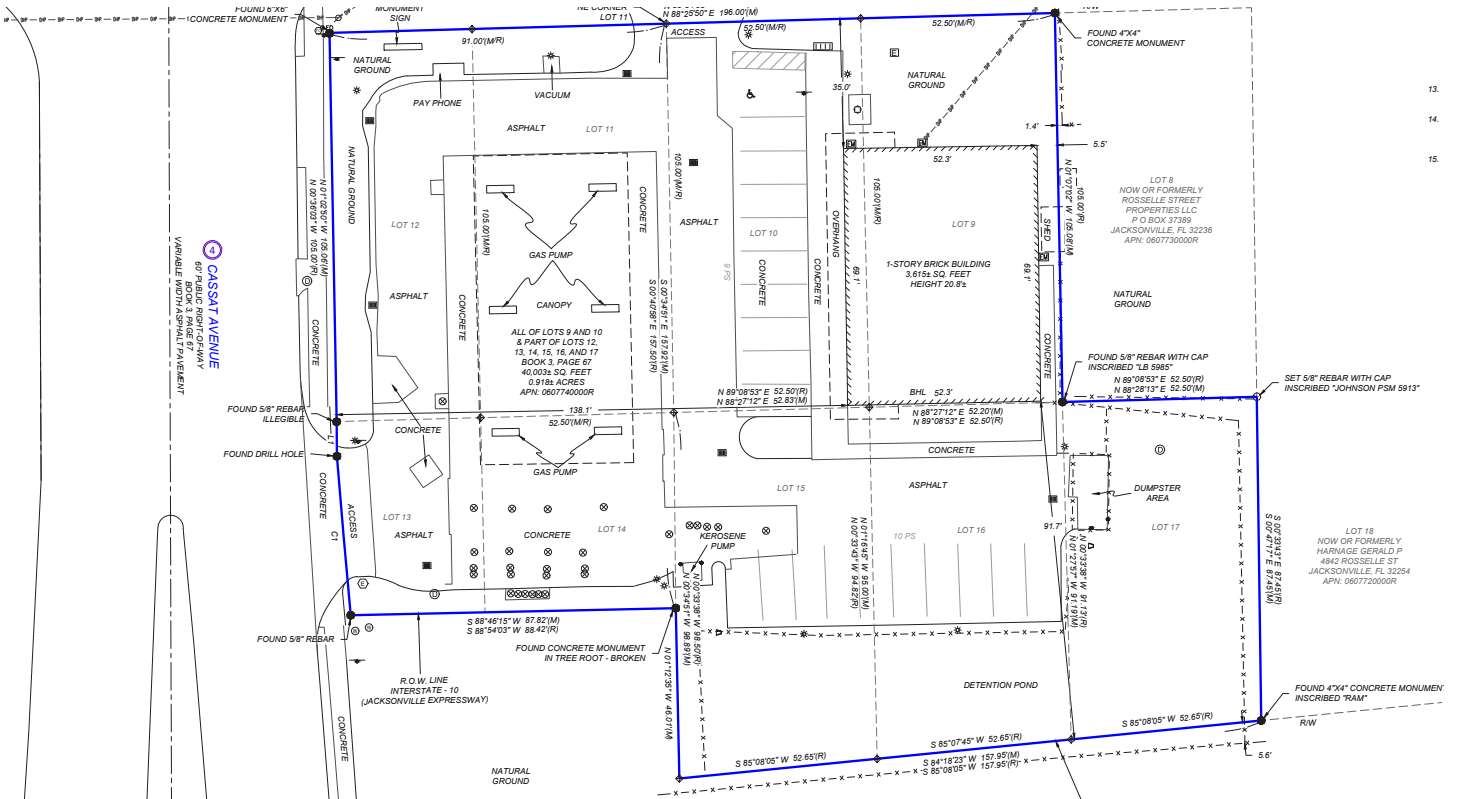
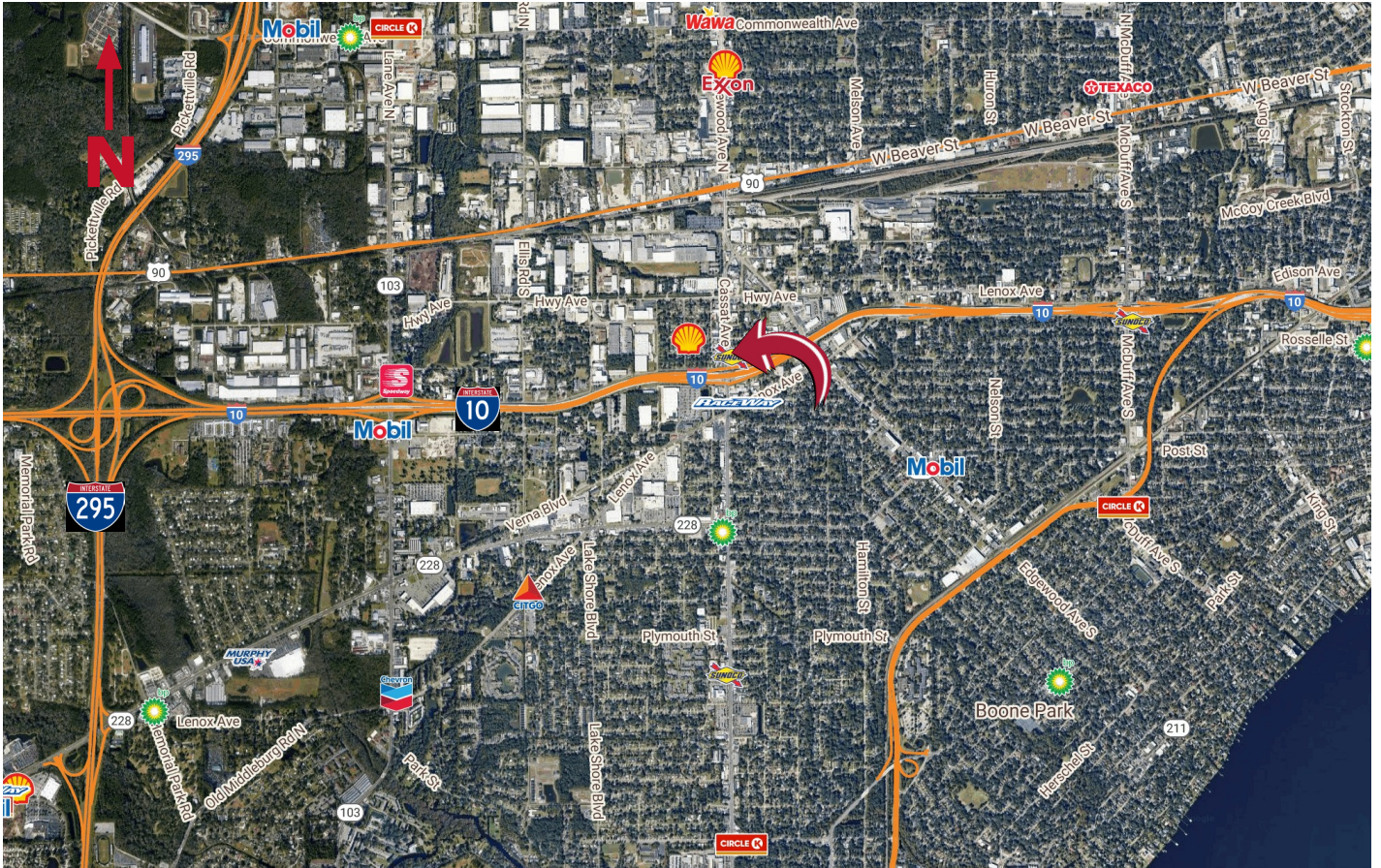
For Additional Information Contact:
David Laurie
david@strategicsites.com
OR
Kate Clifford
kate@strategicsites.com

422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

Client First through Service, Knowledge and Integrity

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

Aerial & Survey



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