

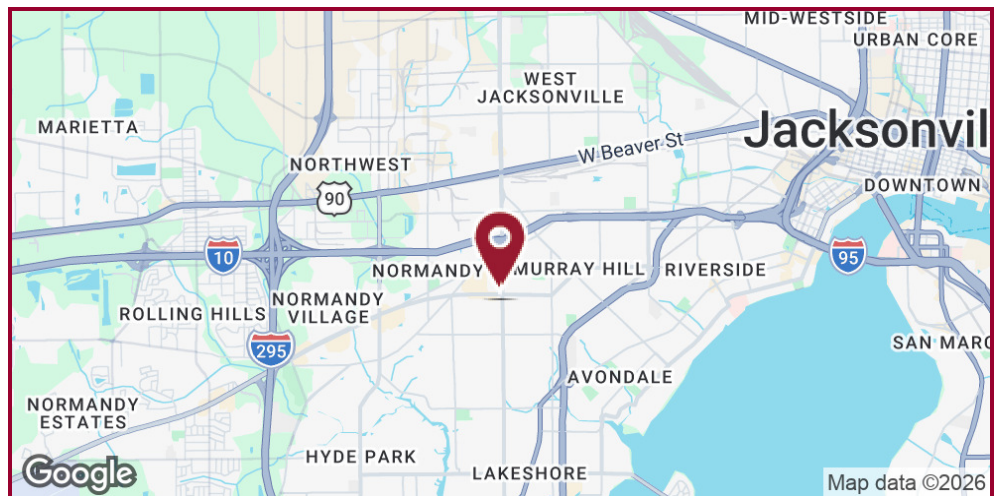
RETAIL PROPERTY FOR SALE OR LEASE

1044-1050 Cassat Avenue Jacksonville, FL 32205



OFFERING SUMMARY

Purchase Price:	\$875,000
Lease Rate:	\$7,500 per month MG
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

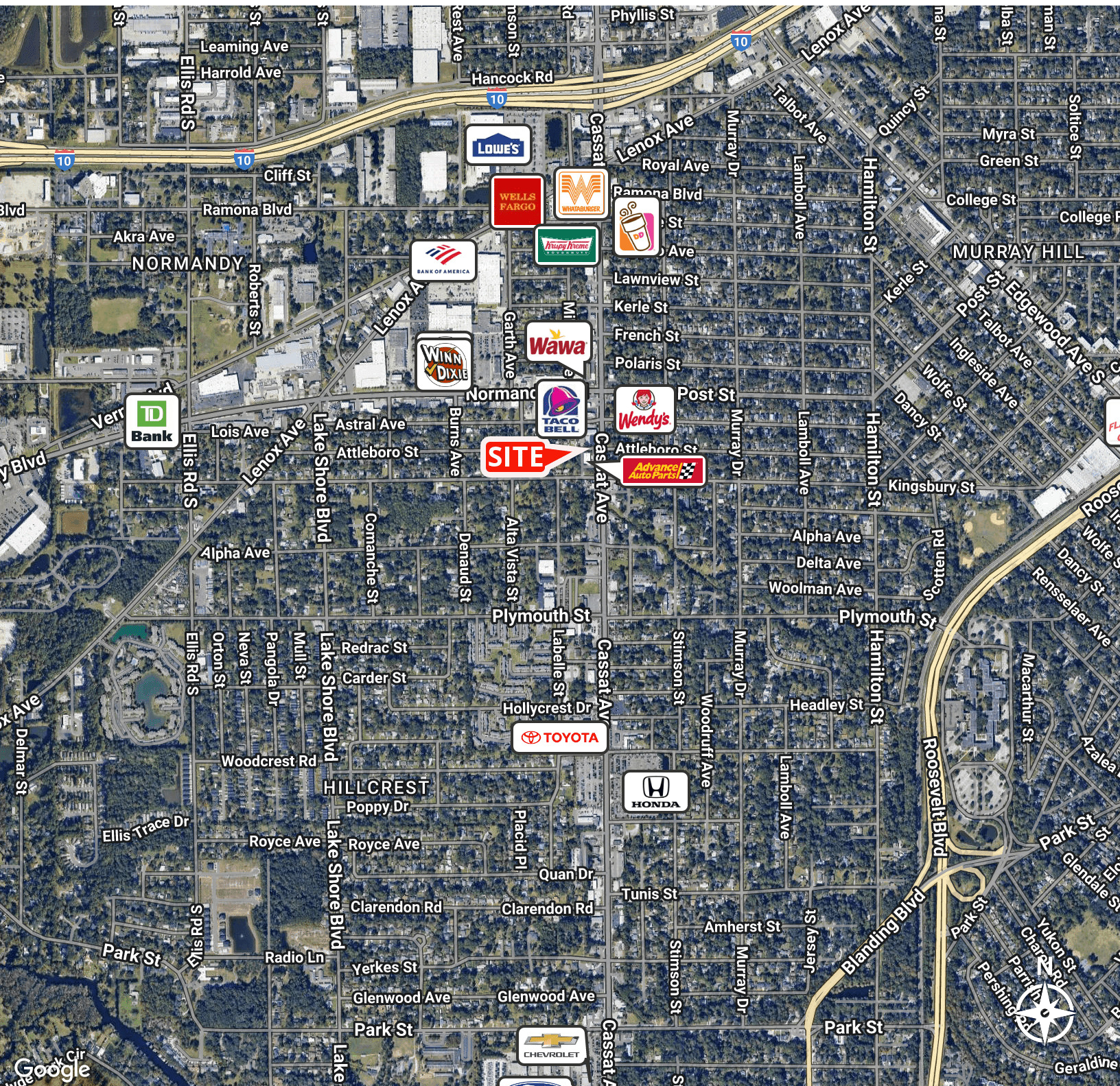
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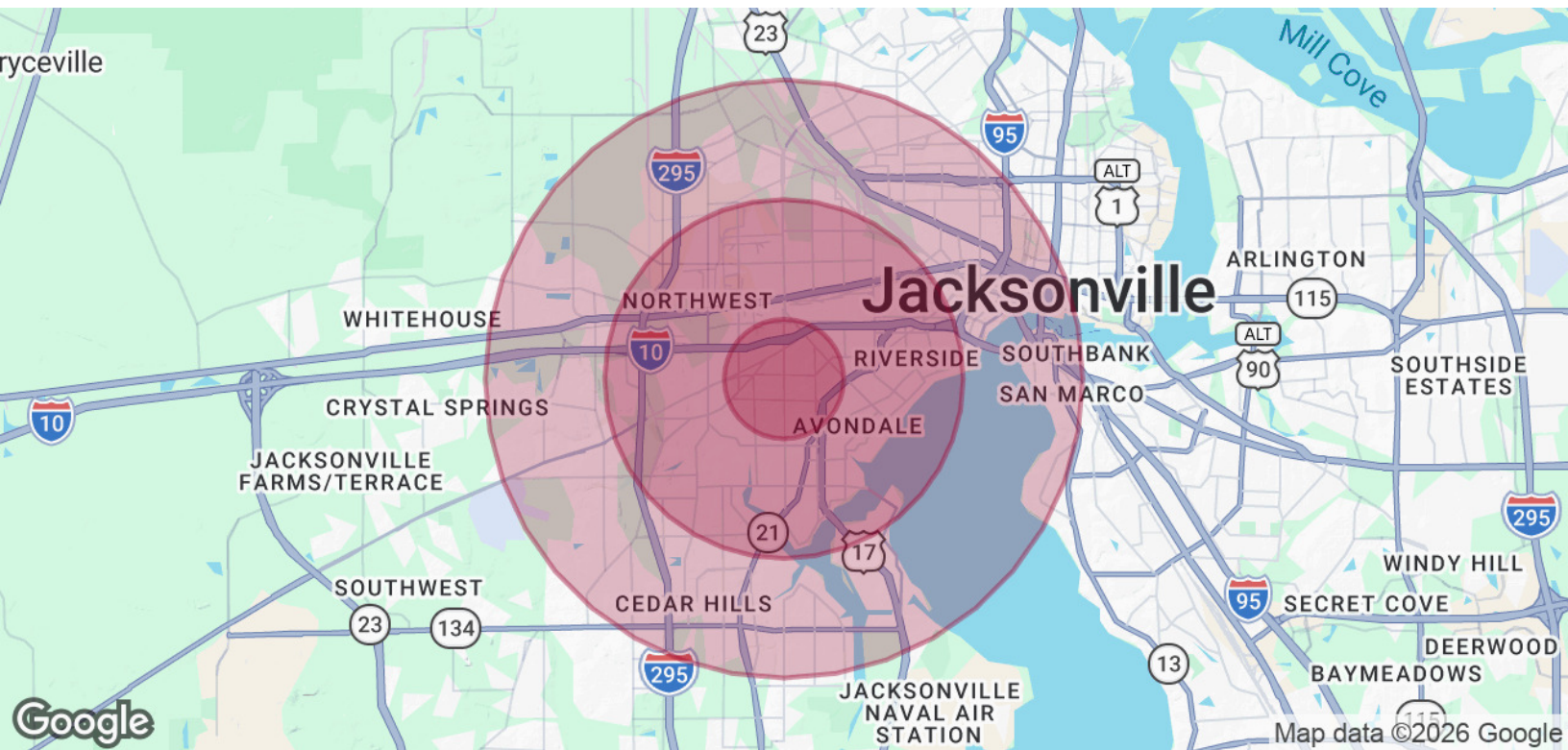
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RECORDED IN PLAT BOOK 18 PAGES 99 AND 99A, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLA.
CERTIFIED TO: BNH DEVELOPMENT LLC



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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

2020 American Community Survey (ACS)

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