

FOR LEASE | GROUND LEASE

±1.19 ACRES AVAILABLE

552 Cassat Avenue, Jacksonville, FL 32254



HARD CORNER OPPORTUNITY | 159,500 AADT | I-10 INTERCHANGE VISIBILITY

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

David Eggnatz
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Property Overview

HIGHLIGHTS

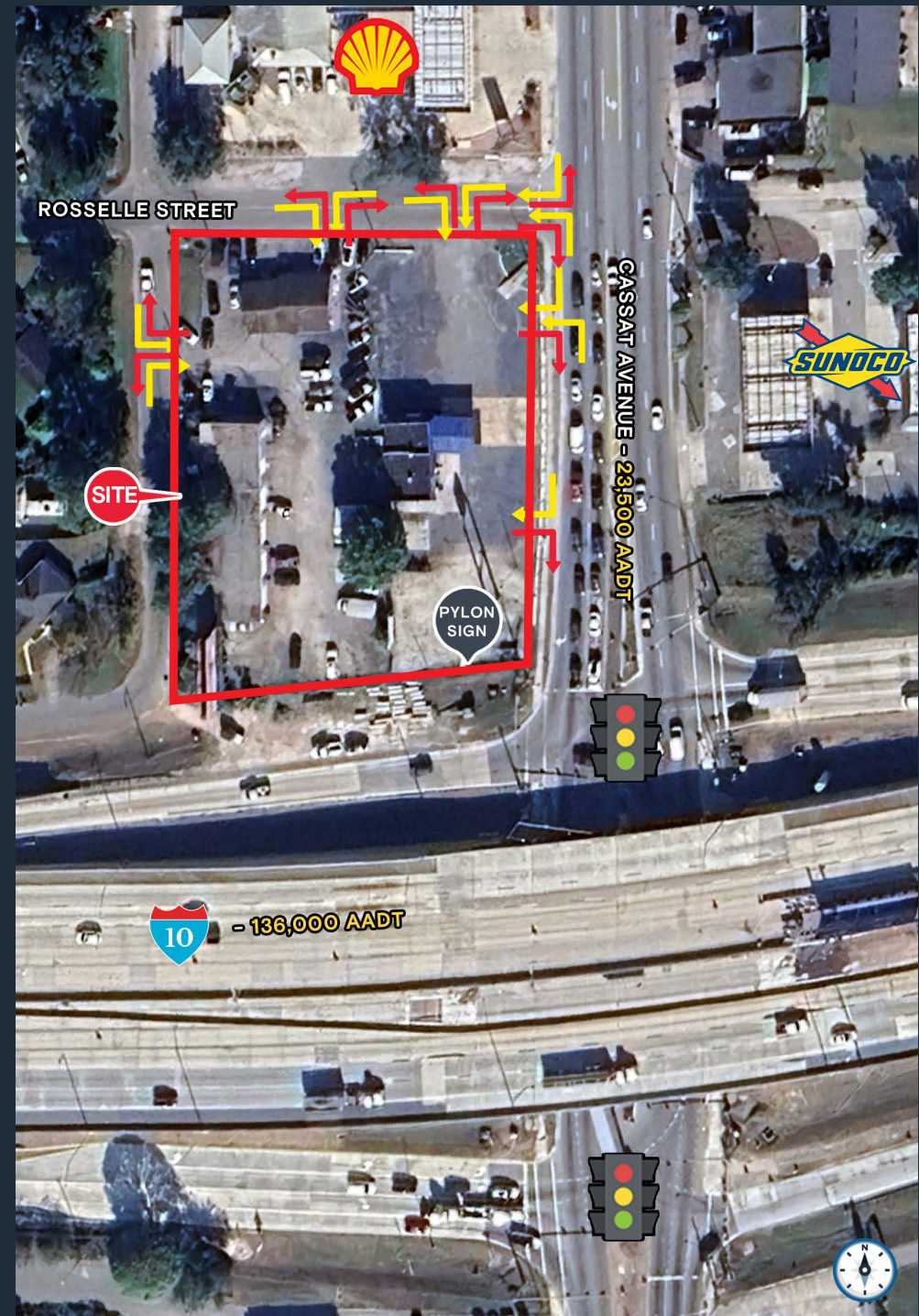
- Hard corner ±1.19 acres available
- Former gas station
- 159,500 AADT – at your front door | Cassat Avenue & Interstate 10 interchange. Captive audience, every hour
- High dominant large billboard pylon sign visible to Interstate 10
- Zoned: CCG-2 | Jacksonville busiest corridor
- Join these surrounding nationals: **Lowe's** **Marshalls** **Winn-Dixie**

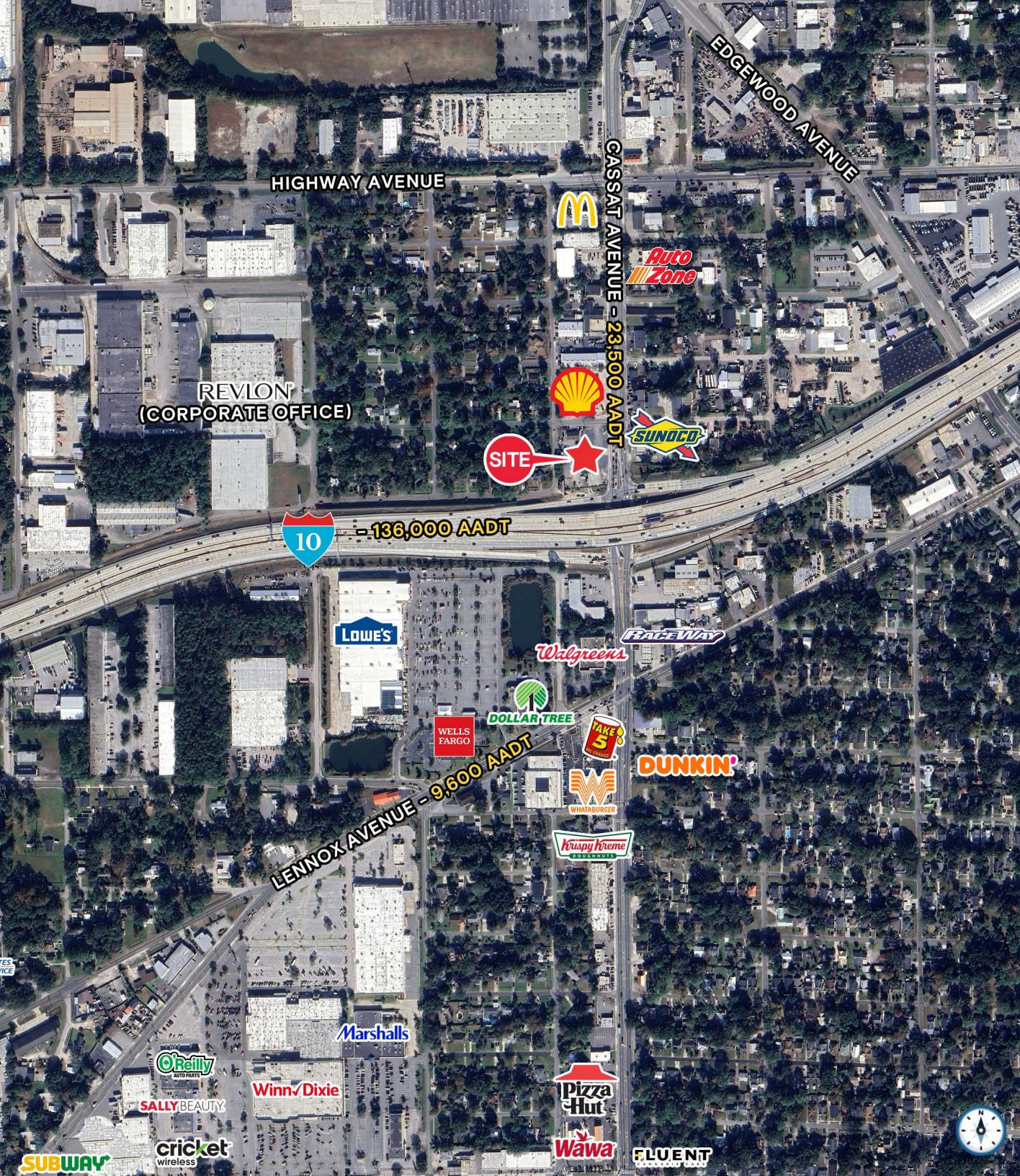


DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	13,295	79,490	183,807
HOUSEHOLDS	5,750	34,245	76,059
EMPLOYEES	5,607	45,365	138,433
AVERAGE HH INCOME	\$75,096	\$93,123	\$88,884

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	27,651	89,913	180,638
HOUSEHOLDS	12,409	38,370	74,316
EMPLOYEES	14,497	48,865	139,931
AVERAGE HH INCOME	\$93,177	\$94,940	\$88,083





Contact Broker

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