

# FOR LEASE



830 (850 and 846) Cassat Ave., Jacksonville, FL 32205



## H I G H L I G H T S

- ⇒ For lease are 2 inline retail units of 1,224/SF each.
- ⇒ Two units (850 and 846 Cassat) have 8' x 8' grade-level roll-up doors in the back. Each has a bathroom.
- ⇒ Rent is \$1,100 per month plus 7% sales tax per unit
- ⇒ Tenant will be responsible for all utilities.
- ⇒ Zoning is CCG-2 (Duval County)
- ⇒ Excellent visibility, with 184ft of road frontage on Cassat.
- ⇒ Very high traffic counts of 23,500 vehicles per day.

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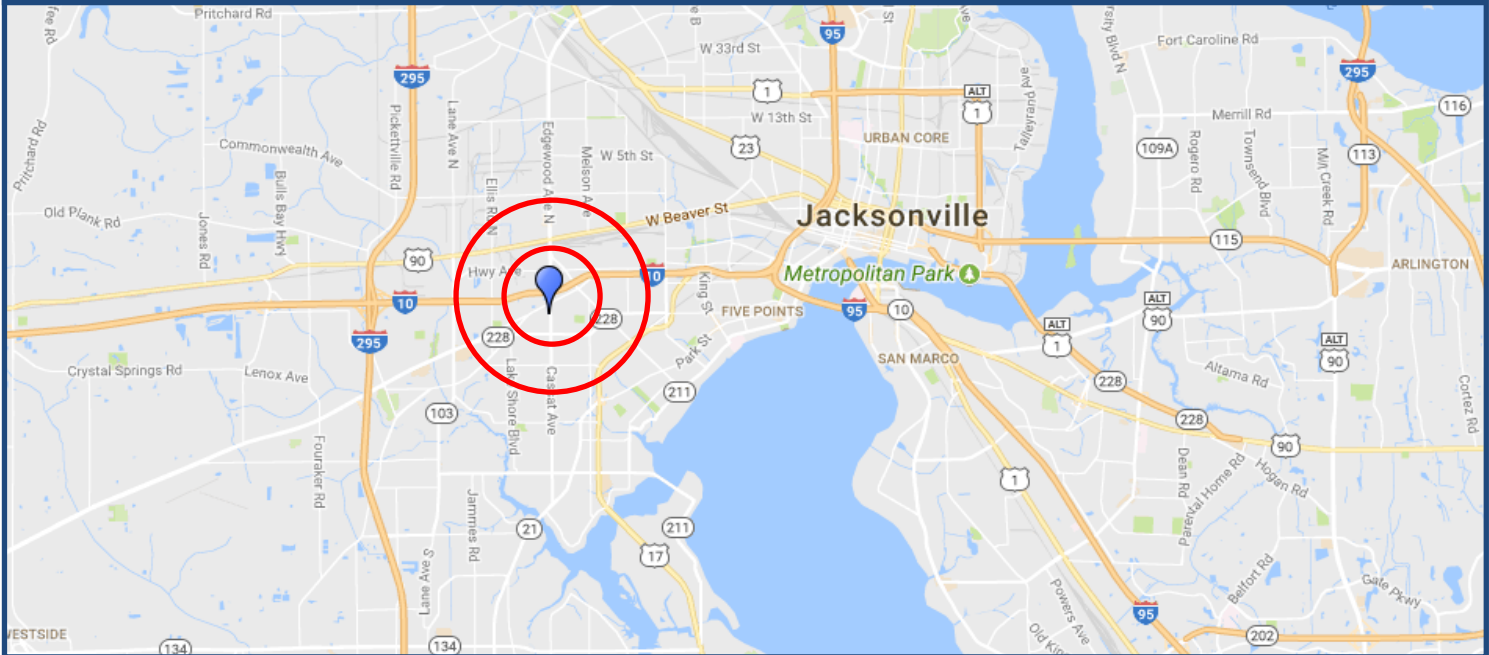
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