

For Lease - Free Standing Retail Building
636 South McDuff Avenue, Jacksonville, Florida 32205

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Location: The subject property is located at the northwest corner of South McDuff Avenue and Phyllis Street just south of Interstate 10 and across the street from Popeye's Restaurant.

Building Size: 2,562± square feet of heated area.

Land Size: 200± feet frontage on South McDuff Avenue with a depth of 135± feet on Phyllis Street containing .63± acres.

Monthly Rent: \$4,500.00 plus monthly prorations for real estate taxes and insurance plus State of Florida sales tax per month.

Zoning: Community Commercial General (CCG-2).

Utilities: City electric, water and sewer.

Comments: Corner location next to Interstate 10 with curb cuts from the off ramp from Interstate 10, South McDuff Avenue and Phyllis Street. Ample parking. Ample parking which would allow for the building to be expanded for qualified Tenant.

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