



VIEW FROM RIVERSIDE AVE

FOR LEASE

NWC RIVERSIDE AVE. AND LEILA ST. | JACKSONVILLE, FL 32202

Brooklyn Place

- Prime 1,900 SF space available
- 11,373 SF being developed in the heart of Jacksonville's newest urban growth area
- Delivery estimated Q1 2020
- Adjacent to Brooklyn Station anchored by The Fresh Market, the first specialty grocer servicing Urban Jacksonville
- Prime visibility fronting Riverside Ave. with traffic counts of 27,000± AADT (2017)
- TIAA Bank, Fidelity, Black Knight, CSX, Florida Blue, Duval County Courthouse, IRS, Florida Times Union, and Haskell Co. are just a few of the large employers within one mile
- Baptist Medical Center (489 beds), Wolfson Children's Hospital (216 beds), Nemours Childrens Specialty Care, and Baptist MD Anderson are within one mile
- Adjacent to the 310-unit Brooklyn Riverside multi-family complex and one block from trendy 220 Riverside with 294 units
- Daytime population of 67,382 within a one mile radius and 173,512 within three miles

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CONCEPTUAL SITE PLAN



Traffic Count Source: FDOT Online 2017

DEMOGRAPHIC SUMMARY



Population



Daytime
Population
Workers



Total
Daytime
Population



Average
Household
Income

	Population	Daytime Population Workers	Total Daytime Population	Average Household Income
1 Mile:	4,894	64,809	67,382	\$68,358
3 Mile:	80,704	128,082	173,512	\$44,845
5 Mile:	189,314	197,851	303,994	\$56,047
Trade Area	36,857	98,874	114,936	\$87,513

Source: Esri Business Analyst Online 2018

Space / Tenant	Square Feet
Unit 1	2,500 SF
Available	1,900 SF
Unit 3	2,625 SF
Unit 4	4,348 SF

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AREA OVERVIEW



MASTER SITE PLAN

