



FOR LEASE > RETAIL

*Rare Riverside Location
Across from St. Vincent's
Medical Center/Hospital*

3,137± SF Building

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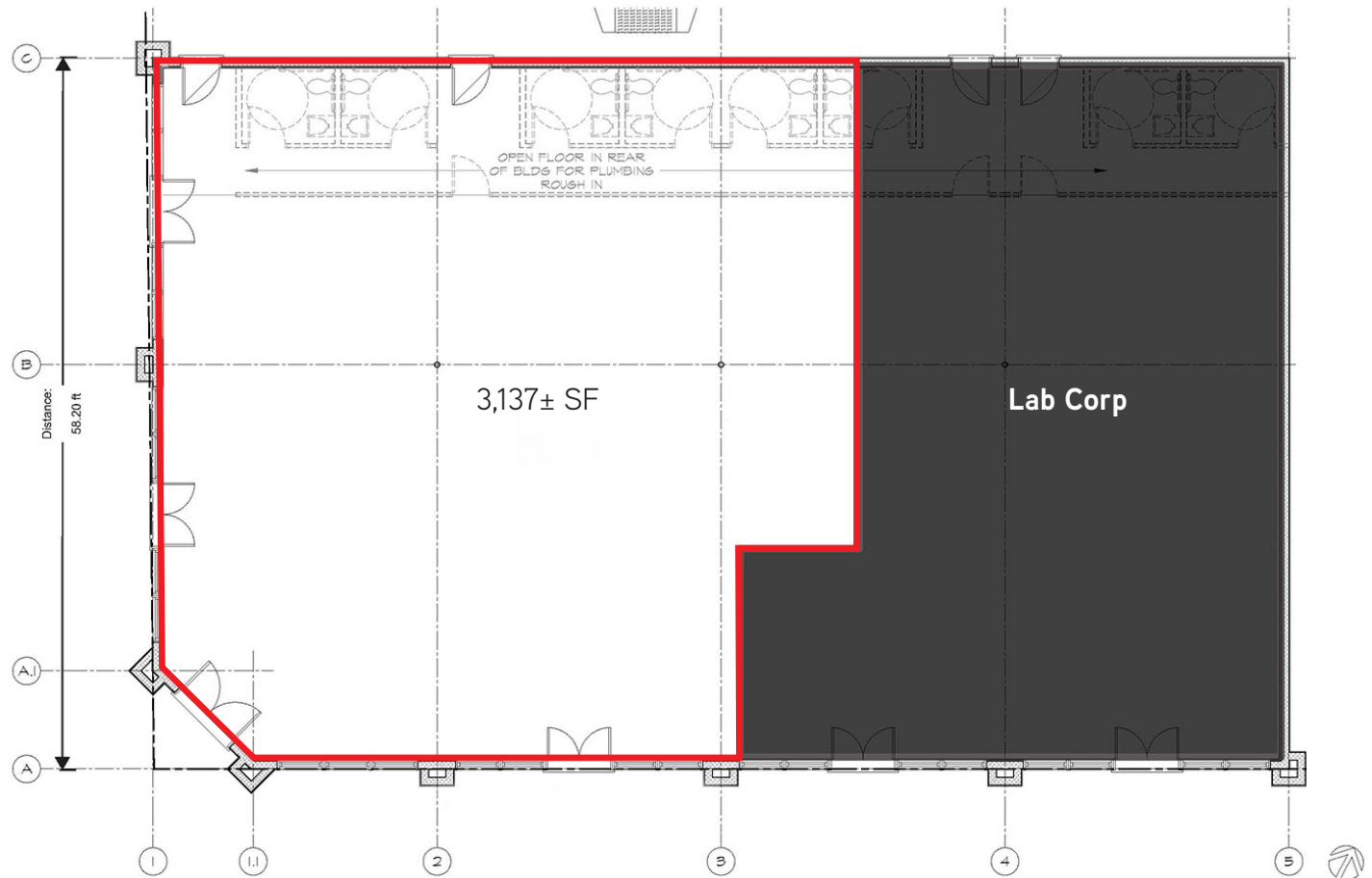
Property Features

- > 3,137± SF retail space in the heart of the Riverside area
- > Located at signalized intersection across from St. Vincent's Medical Center/Hospital
- > Eight street parking spaces and 18± on-site parking spaces – rare in the Riverside area
- > Zoned PUD allowing for most retail uses and restaurant uses
- > Base Rent: \$28.00/SF
- > CAM: \$5.00/SF

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Site Plan & Interior Photos

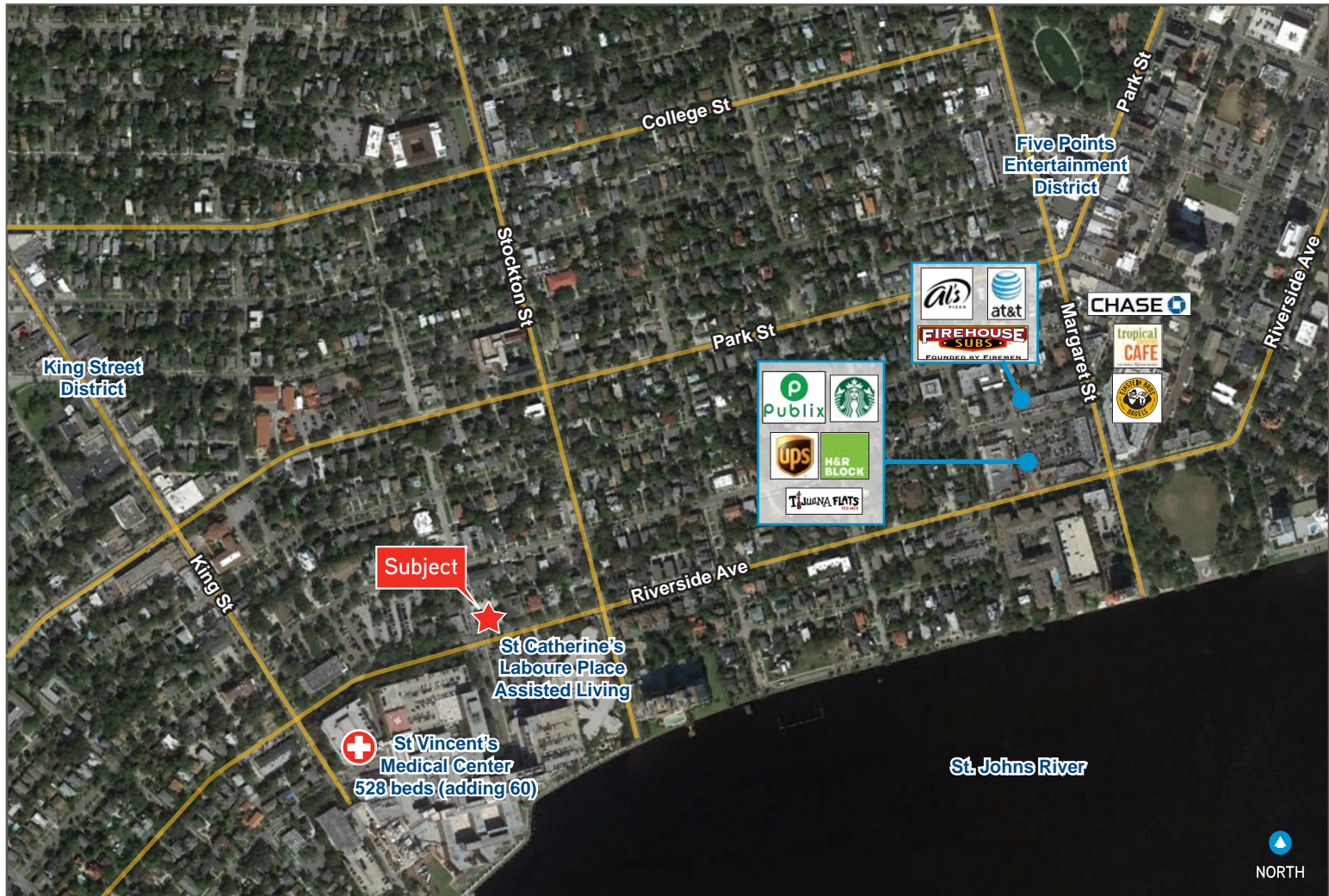
2545 RIVERSIDE AVE., JACKSONVILLE, FL 32204



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Aerial Overview & Demographics

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2018 Population Estimate	11,174	73,505	180,444
2018 Daytime Population	18,351	158,264	290,177
2018 Households	6,051	31,426	74,514
2018 Average Household Income	\$73,503	\$63,793	\$59,139

Source: Esri Business Analyst 2018

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