



## FOR LEASE > RETAIL

Rare Riverside Location –  
Across from St. Vincent's  
Hospital

3,137± SF Building

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2545 Riverside Avenue,  
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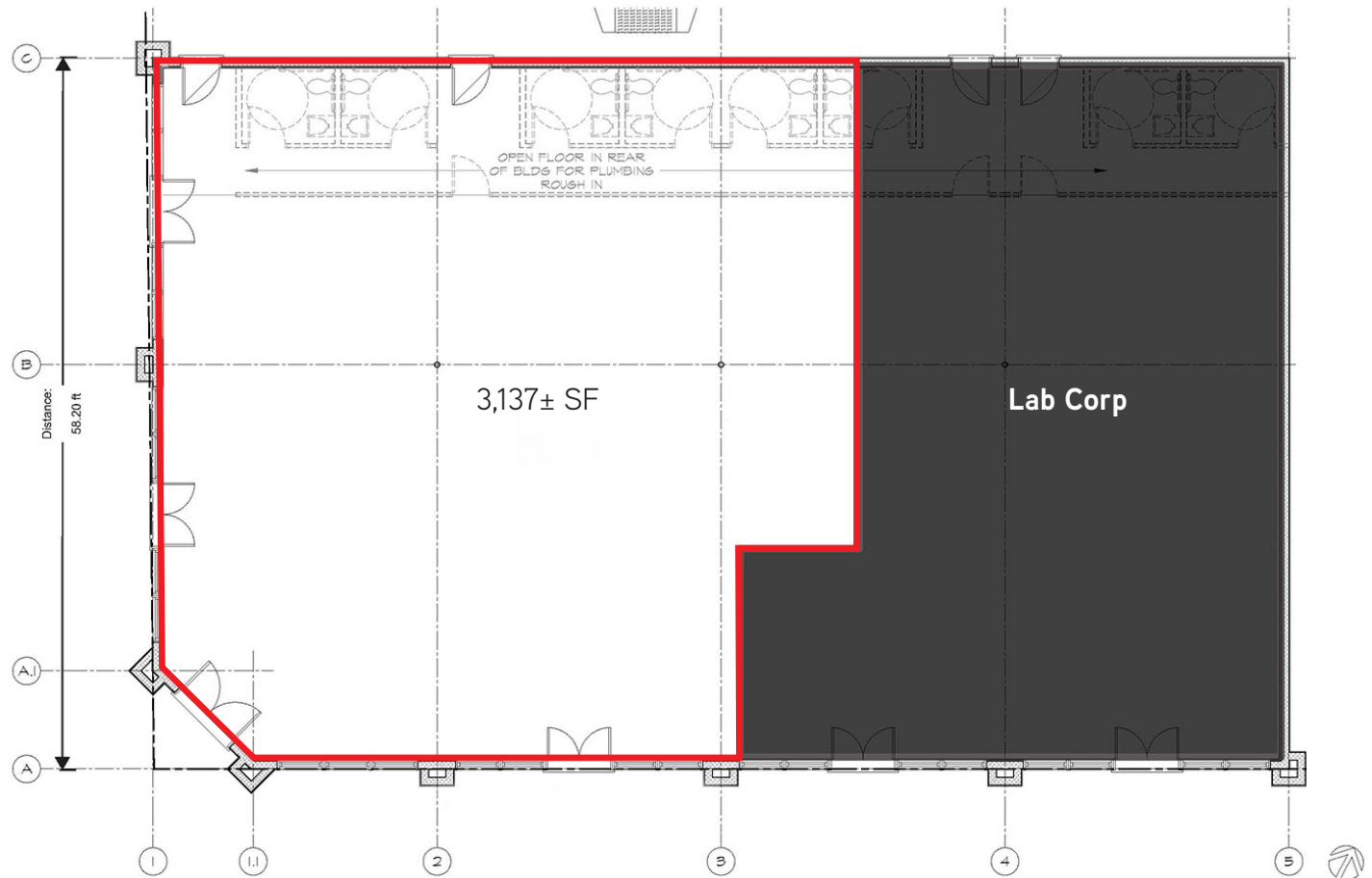
### Property Features

- > 3,137± SF retail space in the heart of the Riverside area
- > Located at the traffic light across from St. Vincent's 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

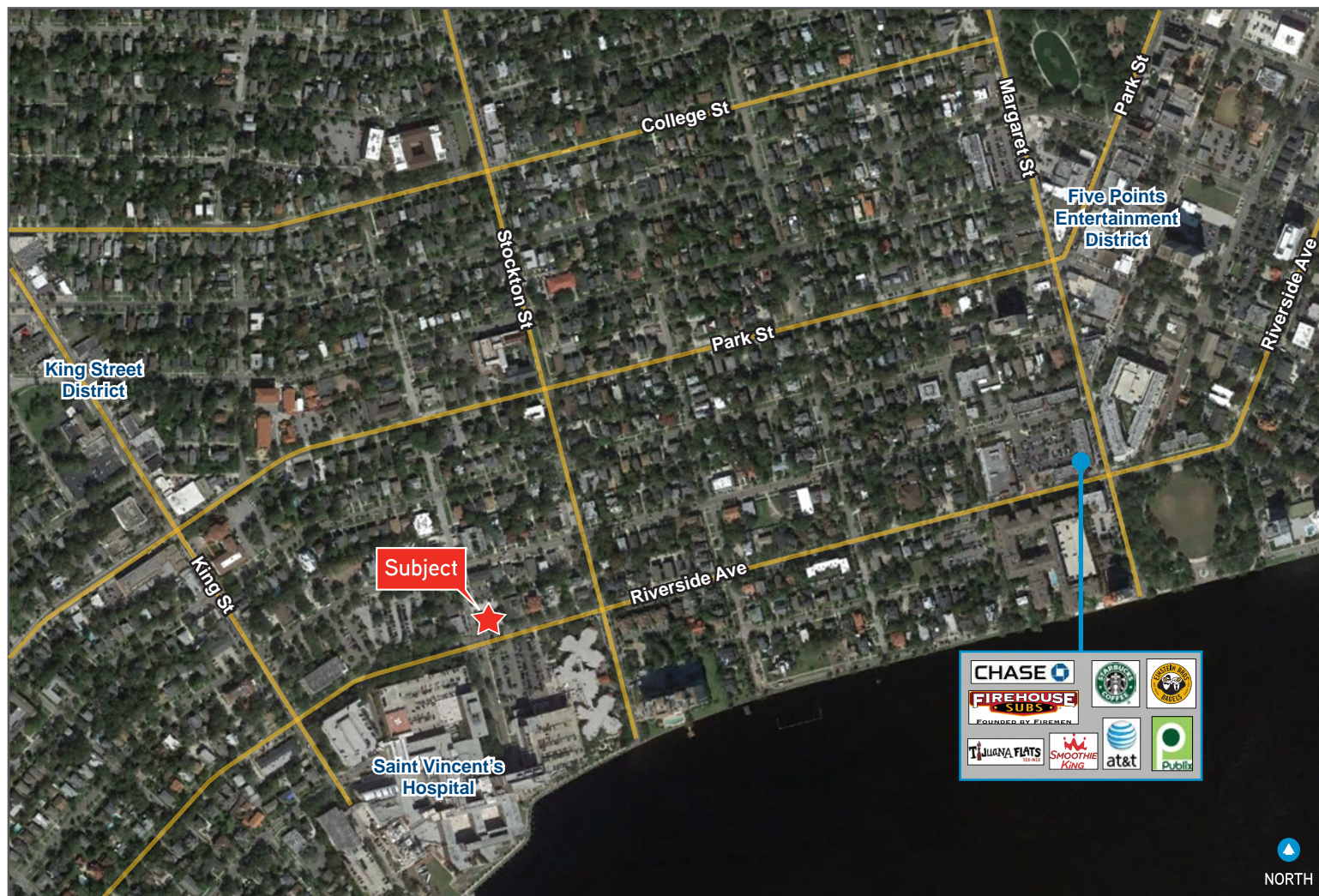




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# Aerial Overview & Demographics

2545 RIVERSIDE AVE., JACKSONVILLE, FL 32204



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 Population Estimate	10,748	72,638	178,823
2022 Population Projection	11,336	74,754	184,486
2017 Estimate Average Household Income	\$69,127	\$60,983	\$56,131
2022 Estimate Average Household Income	\$81,112	\$69,563	\$63,752

Source: Esri Business Analyst 2017

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