

1661 Riverside



FOR LEASE > RETAIL

1661 RIVERSIDE AVENUE, JACKSONVILLE, FL 32204

Property Highlights

- 1,176± sf second generation inline restaurant space available
- Strategically located across from Publix with close proximity to the historic residential area of Jacksonville, downtown Jacksonville, the Riverside Five Points area, and both I-10 and I-95.
- Close proximity to St. Vincents Medical Center, a 528 bed full service hospital that is in the design phase of a \$55M expansion which will add 60 beds
- 91 condominium homes situated above 12,751± sf of retail
- Center features prime walkability with ample parking of 79 parks in adjacent garage, and has great visibility, signalized access and high daily traffic counts off Riverside Ave.
- Daytime population of 163,564 within 3 mile radius
- 13,500-14,500 vehicles per day on Riverside Avenue

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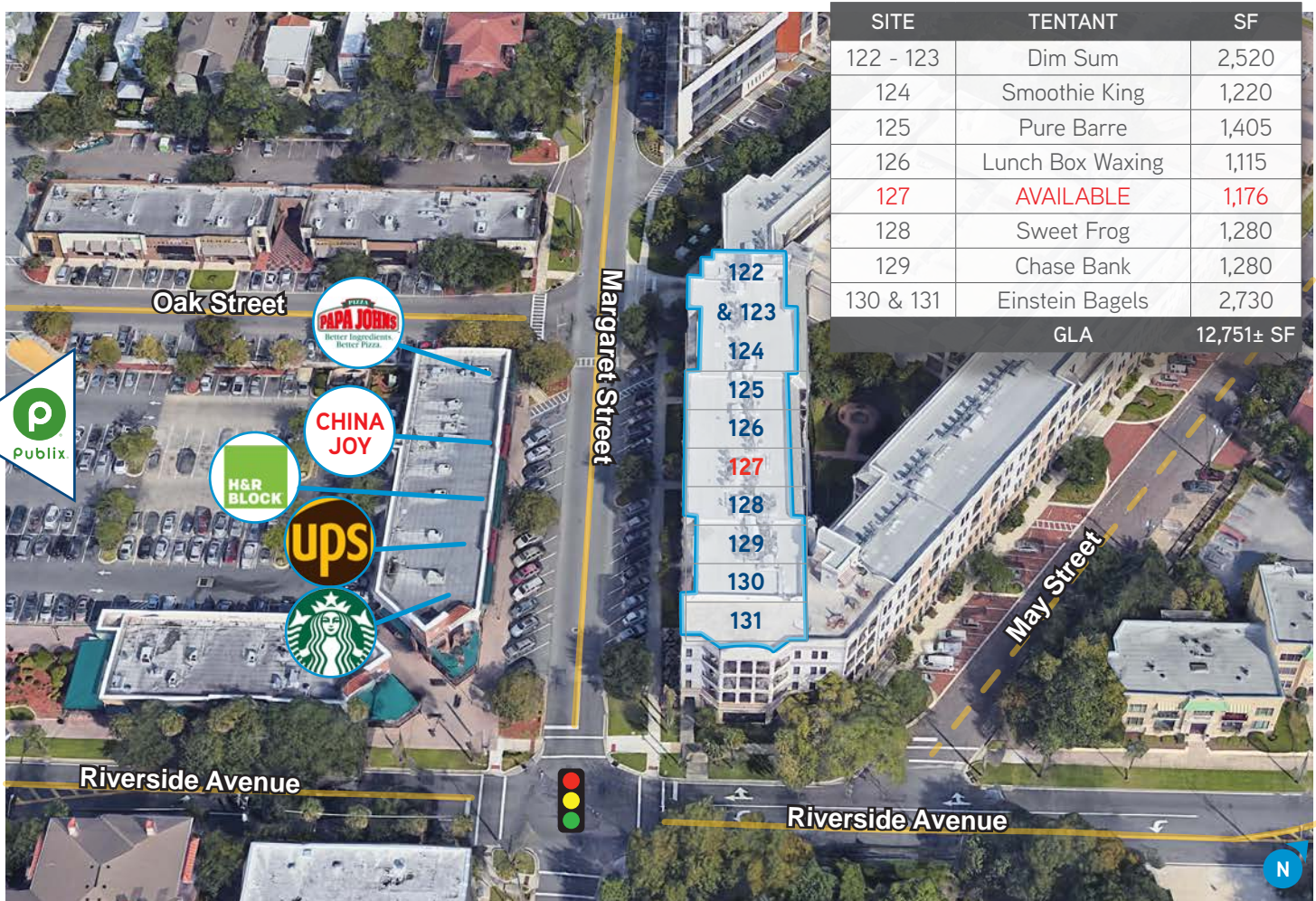
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SITE PLAN



DEMOGRAPHIC SUMMARY

Distance	Population (2018 Estimated)	Daytime Population (2018 Estimated)	# of Households (2018 Estimated)	Average Household Income (2018 Estimated)
1 Mile:	7,477	24,785	4,236	\$71,346
3 Mile:	67,660	163,564	32,147	\$62,183
5 Mile:	107,602	301,527	75,918	\$53,901

Source: Esri Business Analyst Online 2018

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OVERVIEW AERIAL

