

RIVERSIDE RETAIL FOR SALE AND LEASE

740 KING STREET
JACKSONVILLE, FL 32205



PRIMEREALTY



For More Information:

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Office | Industrial | Retail | Multi-Family | Student Housing | Hotels

Information gathered from sources deemed to be reliable. Buyer shall not rely solely on this information and should check and verify.

Executive Summary



OFFERING SUMMARY

Sale Price:	\$900,000
Lease Rate:	\$16/SF/YR (NNN)
Property Type:	Retail/Flex
Lot Size:	0.38 Acres
Year Built:	1960
Building Size:	12,295 SF
Zoning:	IL
Market:	Jacksonville
Submarket:	Riverside
Price / SF:	\$73.20
Construction Type:	Masonry

PROPERTY OVERVIEW

Introducing this free standing retail/flex building available for sale and lease located at 740 King Street, which offers easy access to shopping, entertainment, activities and much more. This area has significant potential to act as the pulse between popular Five Points and Shoppes of Avondale and is primed for redevelopment and reuse of existing buildings to promote connectivity within the historic districts. Riverside is a bohemian neighborhood with funky coffee shops, outdoor cafés, one-of-a-kind shopping, nightclubs, antique stores, and more.

Nearby retailers include Kickbacks Gastropub, Cork Art Studios, Hamburger Mary's Pub House, The Loft, Burger King, The Garage, Carmines Pie House, Center State Bank, Two Dudes Seafood, Walgreens, Sweet Theory Baking and Riverside Liquors.

PROPERTY HIGHLIGHTS

- Retail/flex stand alone building
- 10 on site parking spaces
- Located in the growing Riverside sub market of Jacksonville

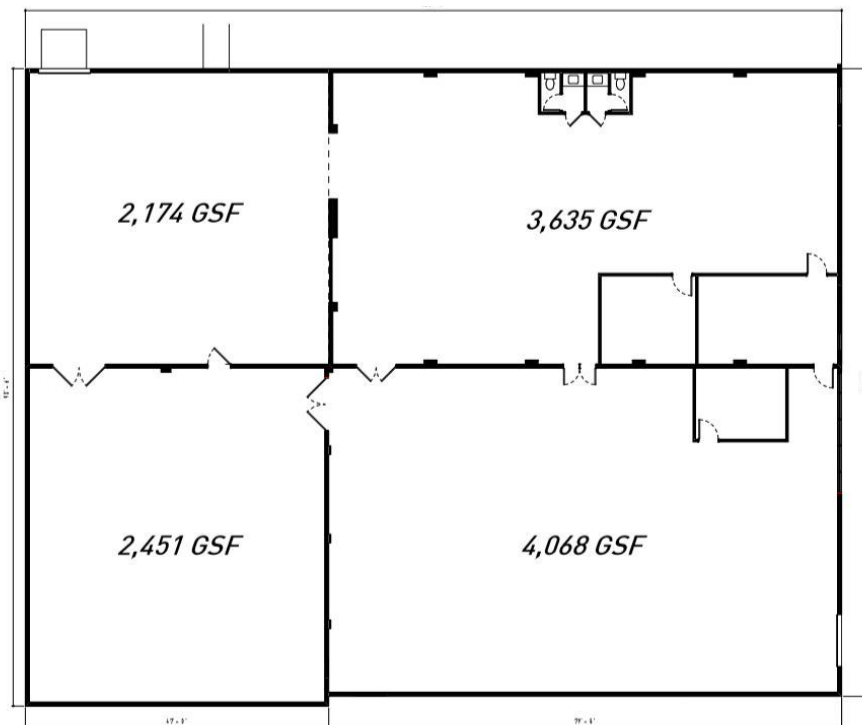
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Neighboring Retailers & Floor Plan



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Millennials & Nearby Urban Neighborhoods



JACKSONVILLE MILLENNIAL STATISTICS

Jacksonville's riverside sub-market has had the highest percentage growth in millennials over the last five years of anywhere in the state.

Jacksonville was voted as the #5 most popular city to which millennials are moving. The data was cultivated from the U.S. Census Bureau showing the number of people between ages 20 and 34 who moved to the city was more than 6,350, less than 200 millennials from the #4 spot.

As millennials continue to shift the economic and cultural landscape of Jacksonville, their influence is expected to supplement projects by city officials who look to double Downtown's population within the next few years.



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Riverside & King St. District



Listed in the National Registry of Historic Places, Riverside is one of Jacksonville's oldest and coolest neighborhoods.











Major employers include:

Business	Employees	Distance
▪ St. Vincent's Riverside	5,000	2 mins
▪ Baptist Health	6,335	4 mins
▪ Fidelity Investments	4,117	2 mins
▪ Black Knight Financial	2,536	3 mins
▪ EverBank	2,362	2 mins
▪ Florida Blue	1,008	2 mins
▪ CSX Corporation	800	7 mins
▪ The Haskell Co.	503	2 mins

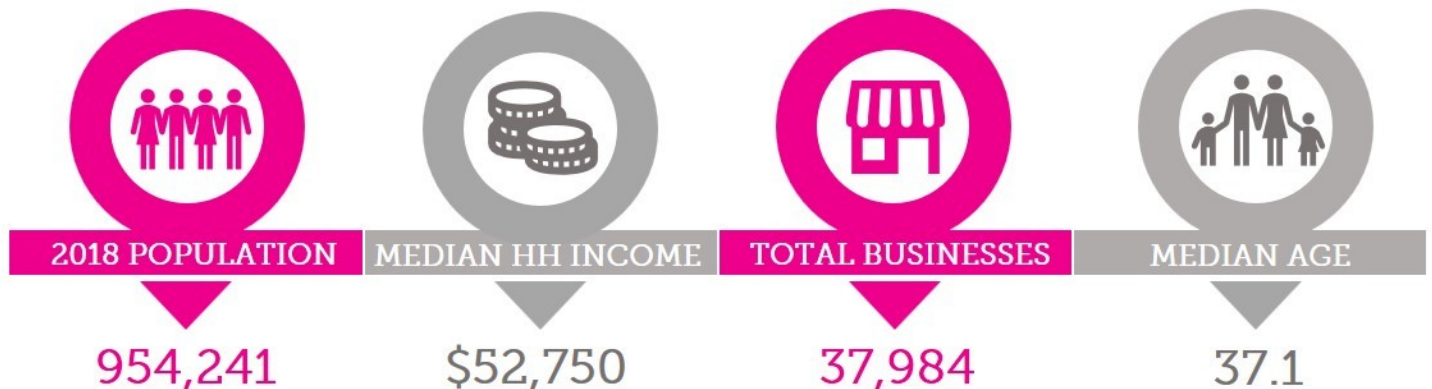
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Demographics

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 2018 Population	15,589	74,578	179,770
 Projected 2023 Population	16,408	77,797	186,641
 2018 – 2023 Population Change	1.03%	0.85%	0.75%
 Households	7,473	31,432	73,975
 Median Age	38.38	39.0	38.6
 Median Household Income	\$41,115	\$37,209	\$36,456
 Average Household Income	\$67,768	\$58,830	\$57,422
 Per Capita Income	\$33,433	\$26,357	\$24,428

2018 Duval County DEMOGRAPHICS



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