



## May & Magnolia

417 – 476 May St. Jacksonville, FL 32202



# Riverside Revamp

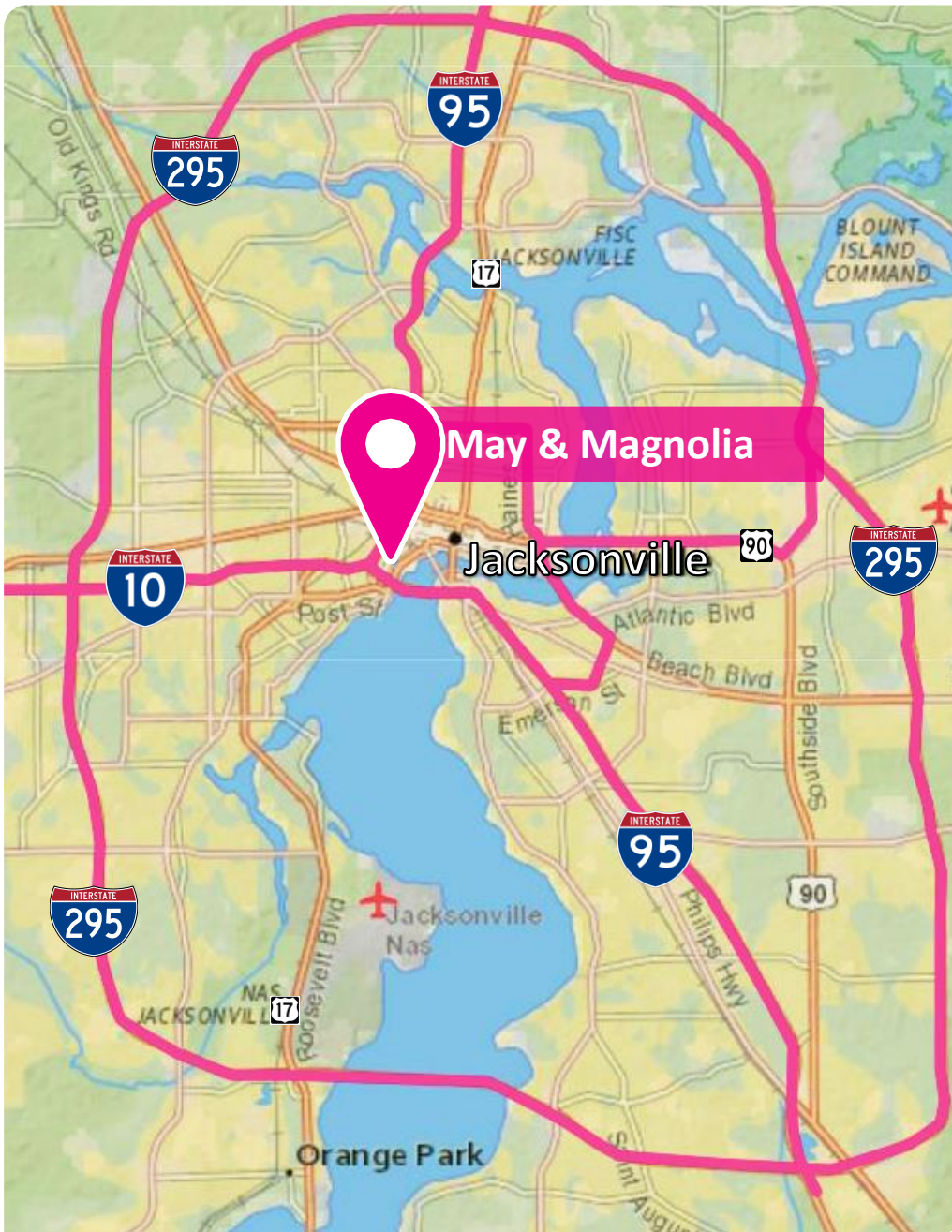
**Adding to the selection of quality and value in Brooklyn's historic community.**

May and Magnolia looks to add another layer of experience to the already thriving Riverside retail market. The redevelopment is part of the desirable Riverside neighborhood which offers easy access to shopping, entertainment, activities and much more.

Nearby retailers include The Fresh Market, Zoes Kitchen, BurgerFi, Burrito Gallery, First Watch, Arepa Please, Vail Food Co. and The Hyppo Gourmet Pops.







# The Location



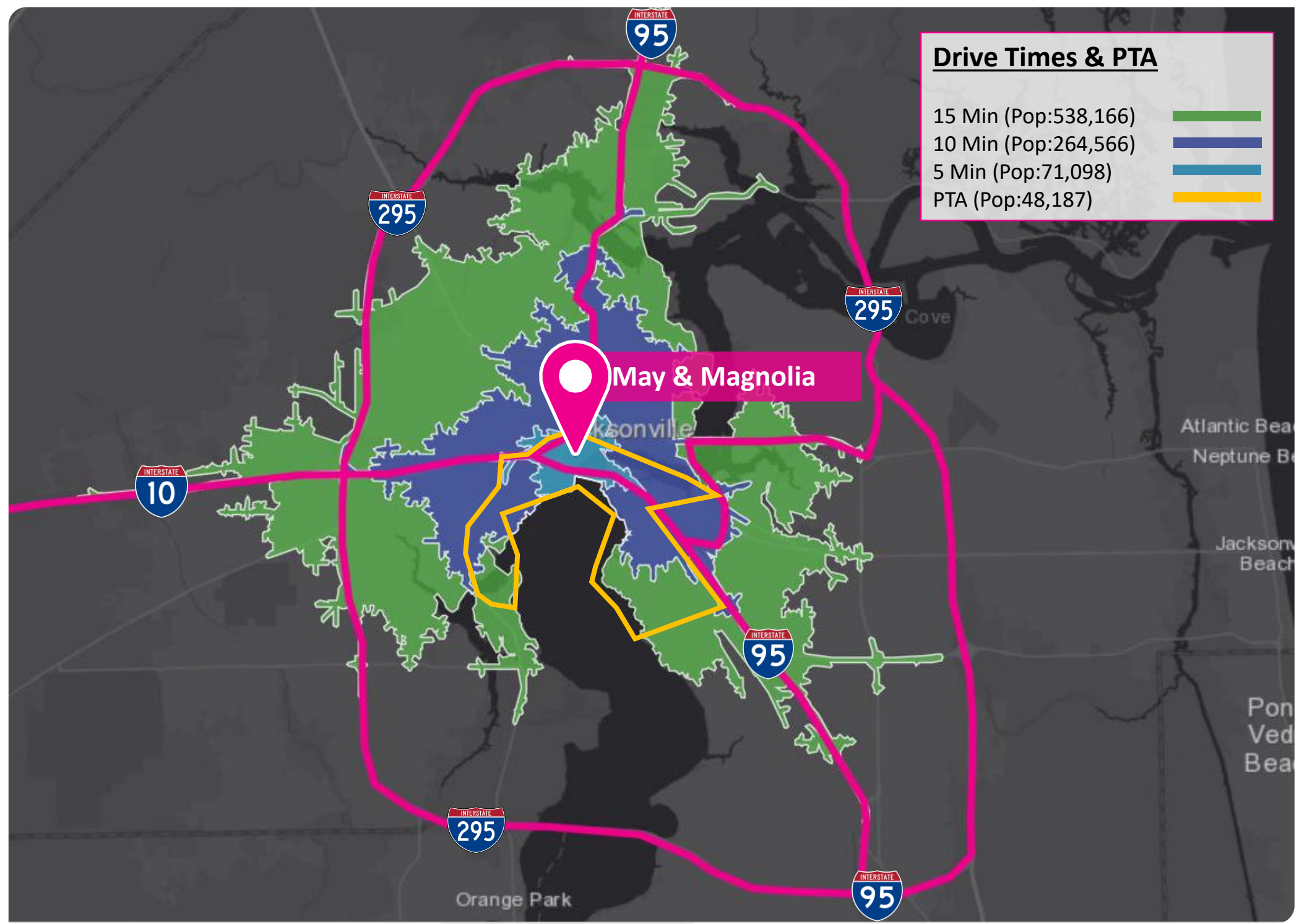
- Jacksonville's 32204 ZIP code, encompassing most of Riverside and some of Lavilla, has seen a 45 percent increase in millennials over the past five years. The area beats out ZIP codes in Orlando and Miami, also making the Top-10 list. Nationally, 32204 ranks No. 6 out of the 30 biggest cities.
- With close proximity to Downtown, I-10, and I-95, May and Magnolia is located on the high visibility intersection of Riverside Avenue and Forest Street. The subject property provides direct visibility to 35,700 AADT a 27% increase in the last two years.
- Originally a residential suburb, commercial uses became prominent during the 20th century, particularly along the St. Johns River and Riverside Avenue, and the area became included in Jacksonville's central business district. In the 21st century, it has become the site of many new developments, including the Brooklyn Station which is home to restaurants and shopping and Unity Plaza. Local hometown favorite, Burrito Gallery has a rooftop patio restaurant and bar in the area.

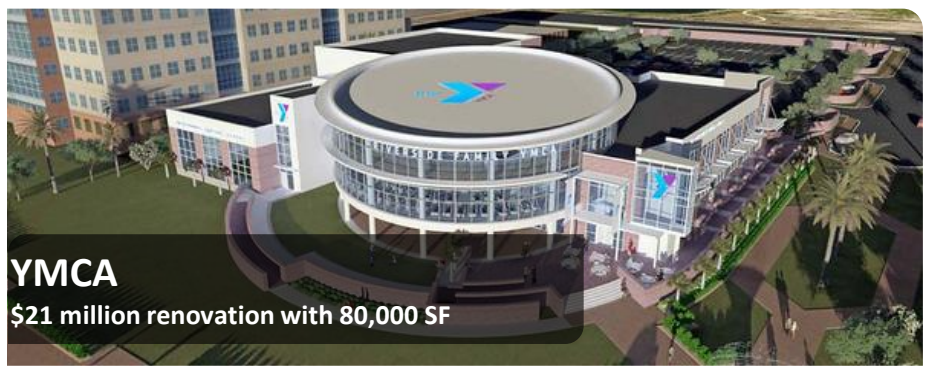


### Drive Times & PTA

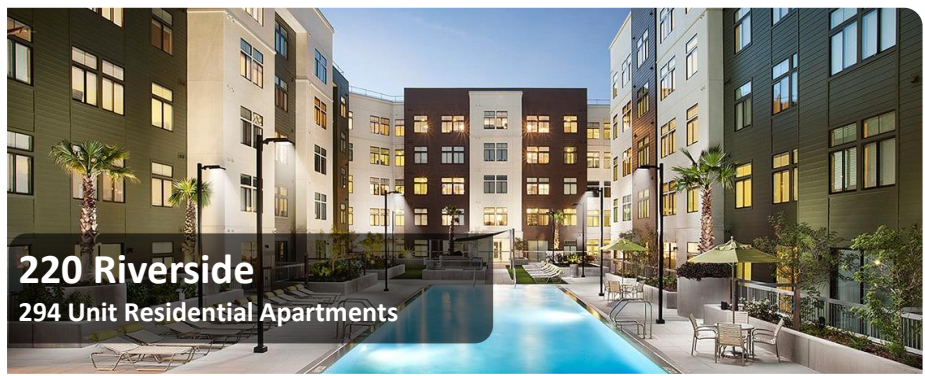
15 Min (Pop:538,166)	
10 Min (Pop:264,566)	
5 Min (Pop:71,098)	
PTA (Pop:48,187)	

 **May & Magnolia**

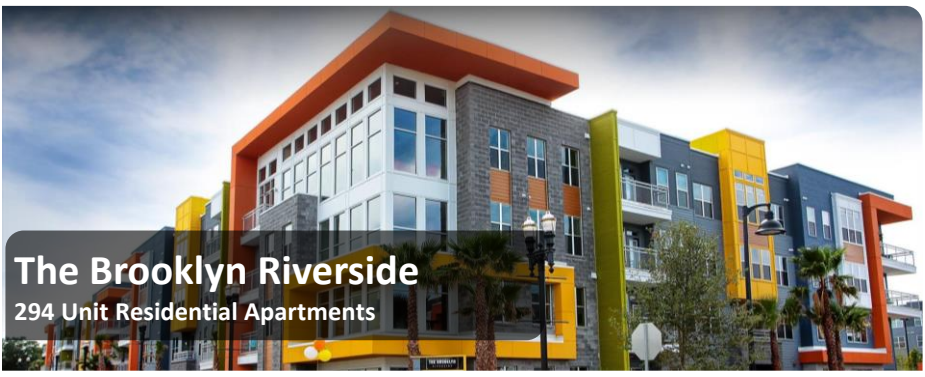




**YMCA**  
\$21 million renovation with 80,000 SF



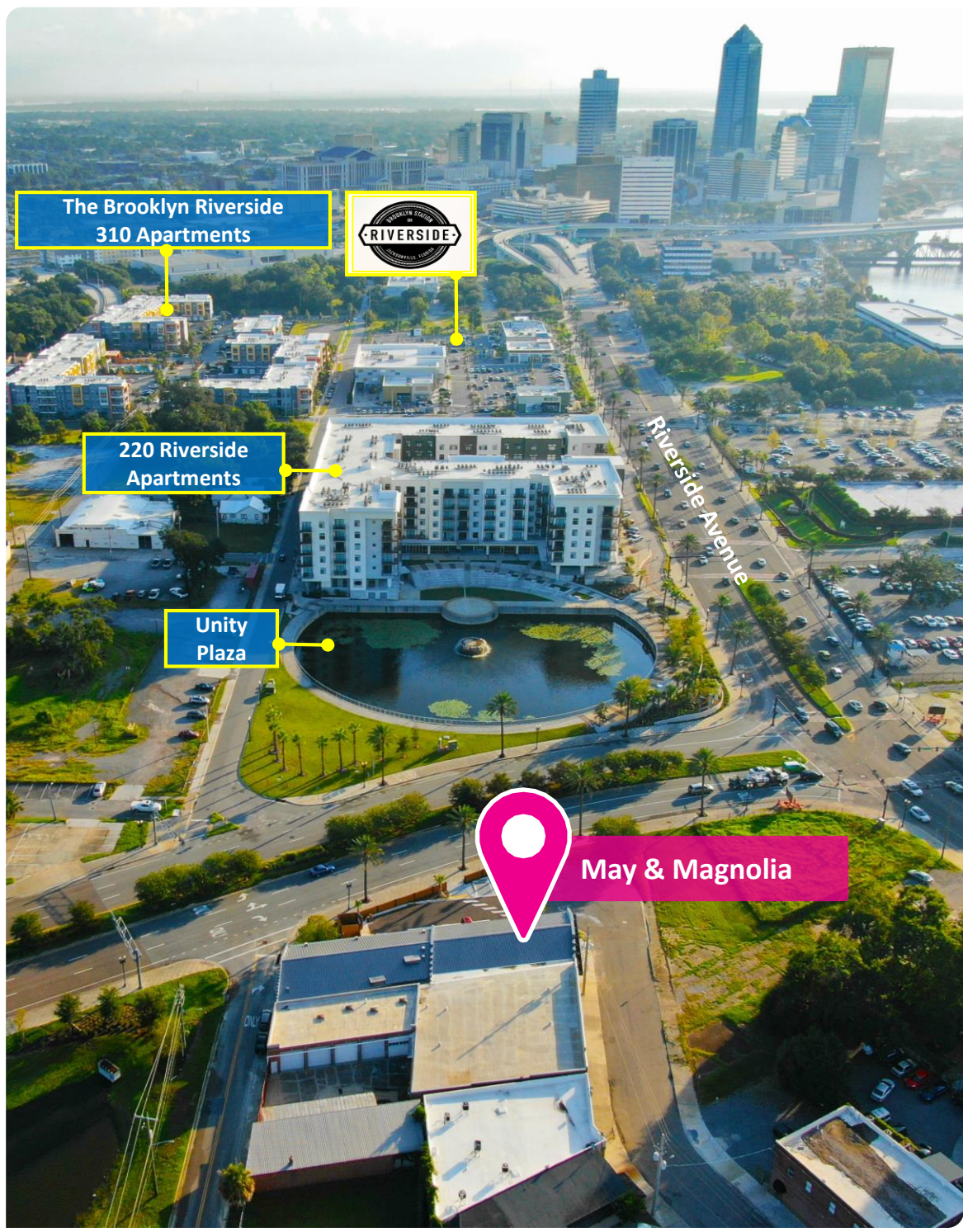
**220 Riverside**  
294 Unit Residential Apartments



**The Brooklyn Riverside**  
294 Unit Residential Apartments



**Vista Brooklyn Development**  
300 Apartments

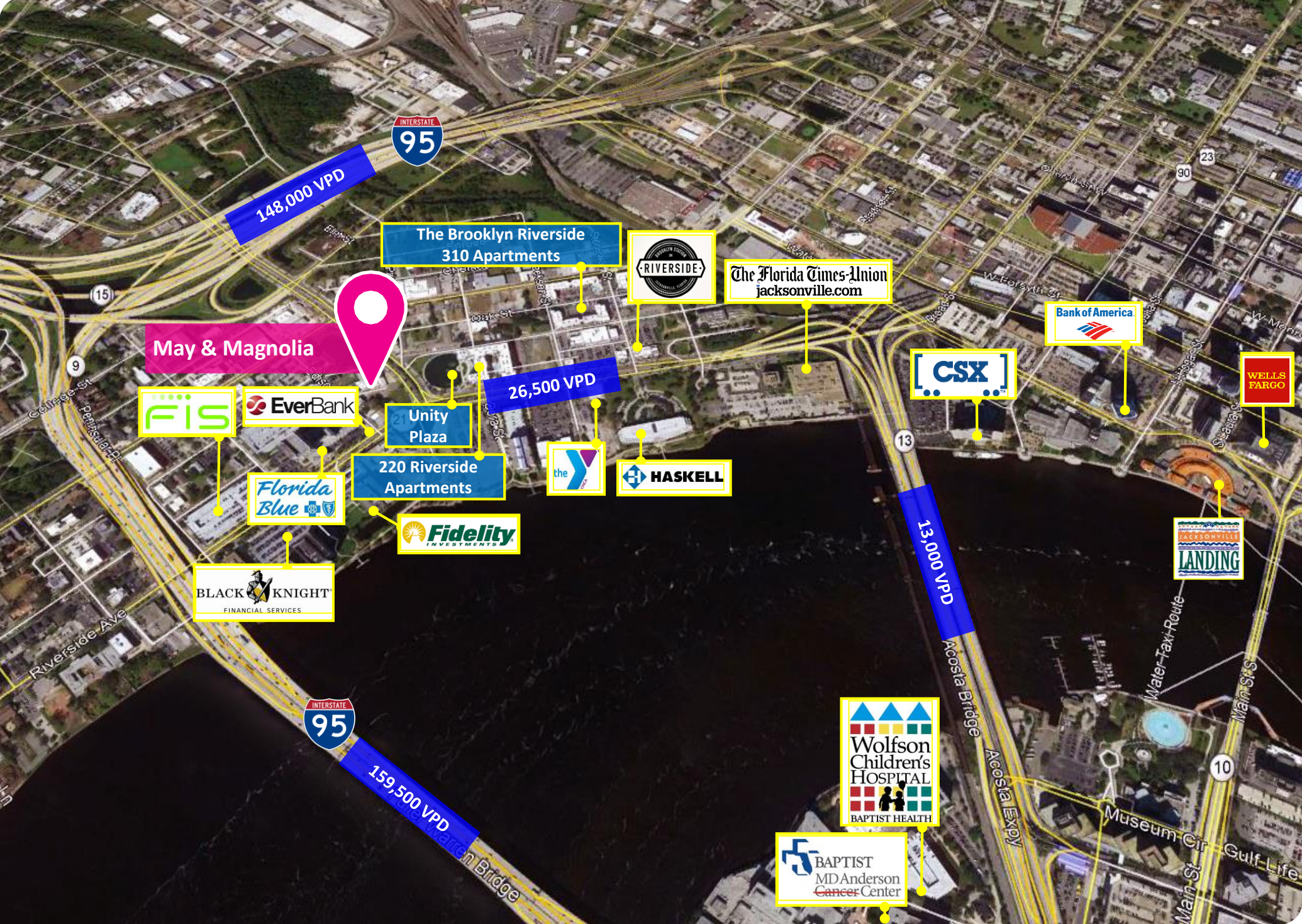


**The Brooklyn Riverside**  
310 Apartments

**220 Riverside**  
Apartments

**Unity**  
Plaza

**May & Magnolia**



**Site Location**

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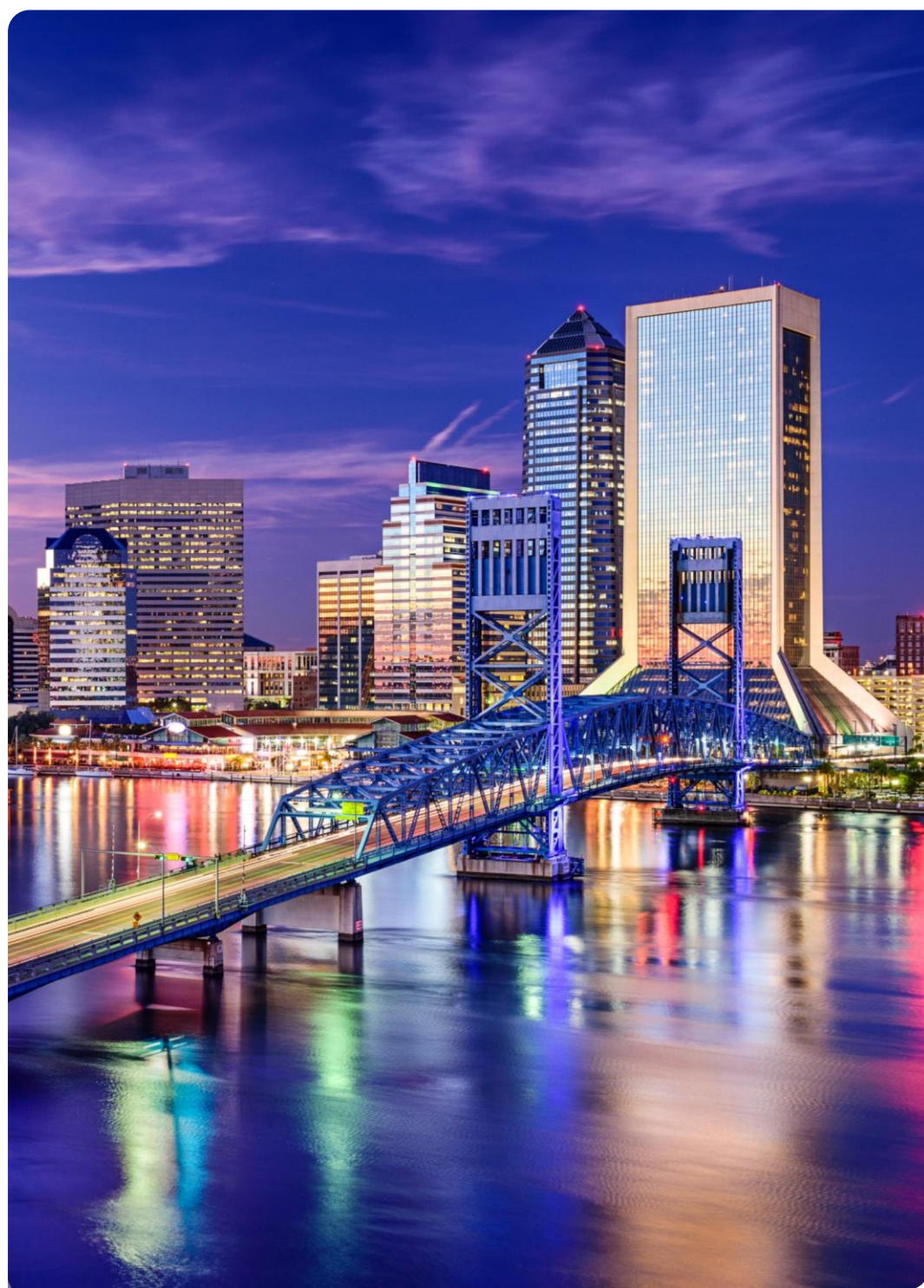
# Riverside & Brooklyn

The destination and point for a dense workplace population.






The trade area draws a strong daytime population from those who commute to downtown and live in Jacksonville. May & Magnolia serves more than 18,817 businesses within a 15-minute drive time. Within the last two years, the area has seen a 14.4% increase in workplace employees, totaling 394,409.

Major employers include:

Business	Employees	Distance
▪ 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





		PTA	5-Minute Drive	10-Minute Drive	15-Minute Drive
	Population	49,614	73,125	268,713	548,201
	Workplace employees	75,799	107,302	249,524	394,409
	Average Household Income	\$88,090	\$50,361	\$51,551	\$57,451
	2021 Projected Households	23,203	29,903	110,233	229,072
	Bachelors Degree & Above	43.2%	22.5%	19.5%	22.6%

LIFESTYLE SEGMENT

**16.8%**

Striving Singles  
Age 25 - 54

LIFESTYLE SEGMENT

**13.2%**

Young Professionals  
Age 25 - 54

**Demographic Snapshot**

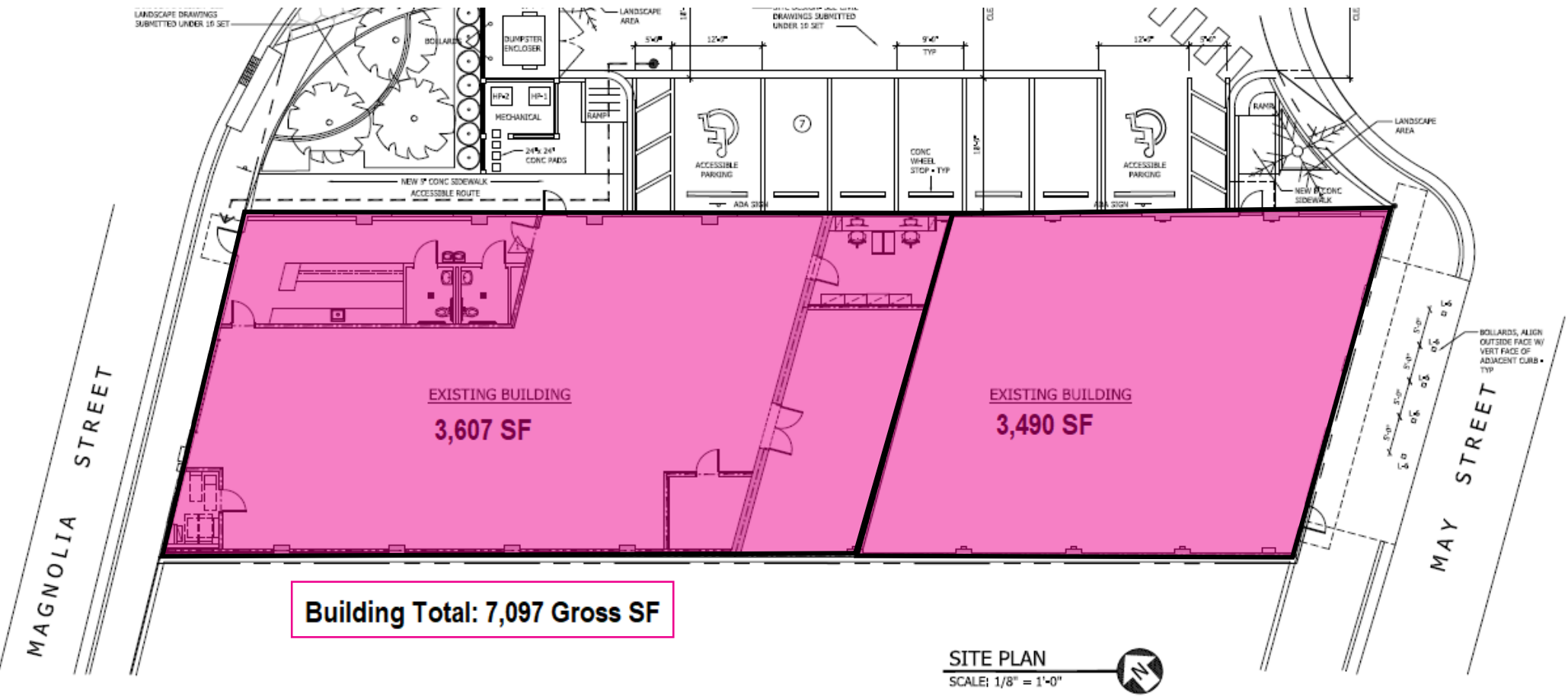
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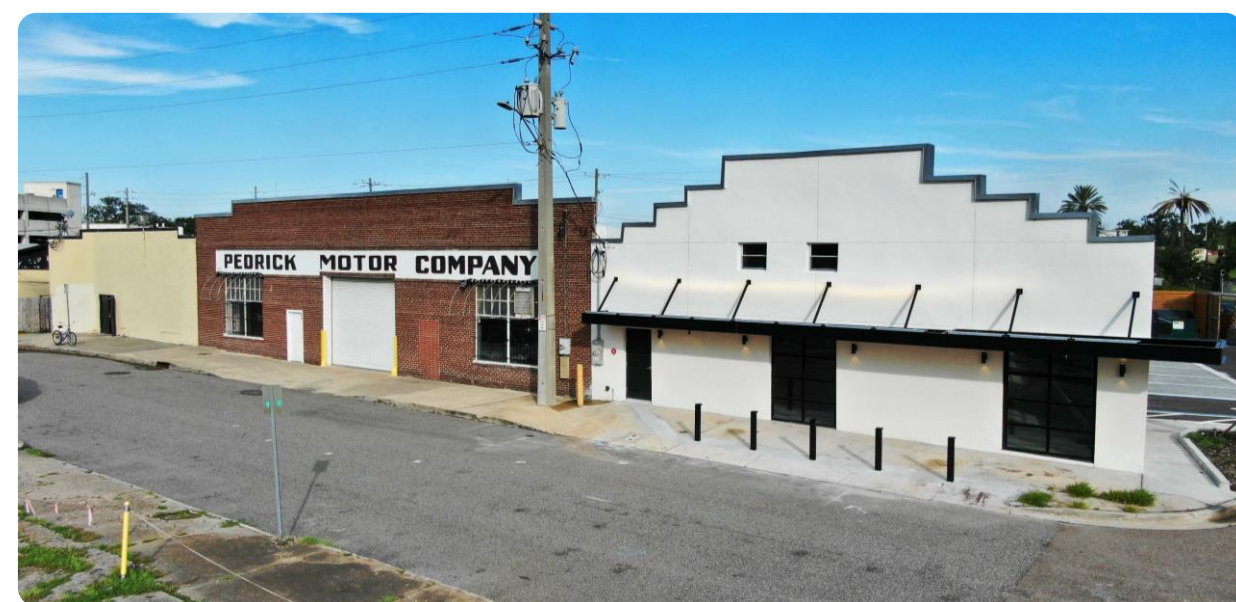


Space	Size	Tenant	Lease Rate
Magnolia Street	3,607 SF	Available	Negotiable (NNN)
May Street	3,490 SF	Available	Negotiable (NNN)
Full Space	7,097 SF	Available	Negotiable (NNN)

## Highlights

- Near employer hubs
- Parking available
- Great visibility
- Located near new residential development
- Open floor plan





Center Photos

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# About Prime Realty

Prime Realty is the **premier** commercial real estate brokerage and property management firm in Jacksonville, FL. We service our clients with office, industrial, multi-family and retail property needs.

Prime Realty is a **full service** team servicing developers, owners, and investors throughout Florida and Georgia. We create value for our clients through our superior process for selecting, developing, managing and marketing commercial real estate.

Our goal is to achieve the **greatest** return on the real estate assets it services. What separates Prime Realty from the average real estate firm is our proven system for success and commitment to operational excellence.

At Prime Realty, our expertise is **unparalleled**. We're comprised of distinguished leaders and innovators from many sectors of the commercial real estate industry who continue to contribute to the Northeast Florida real estate landscape.



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