

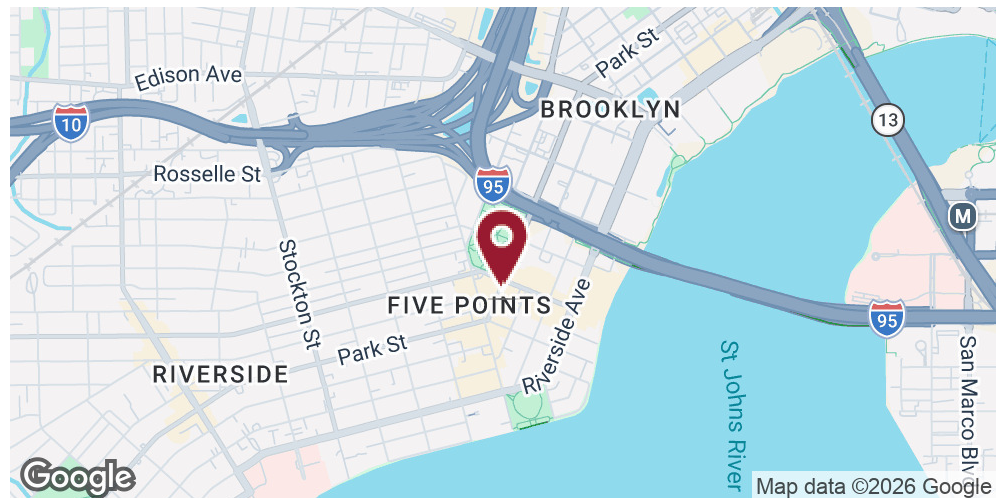
# RETAIL PROPERTY FOR LEASE

## 1035 Park Street Jacksonville, FL 32204



### OFFERING SUMMARY

Lease Rate:	\$42.00 SF/yr (NNN)
Building Size:	± 2,550 SF
Available SF:	± 2,550 SF
Zoning:	CCG-1
Location:	Located in the "Heart of Five Points" next to restaurants, bars and boutiques



**Jack Robison**

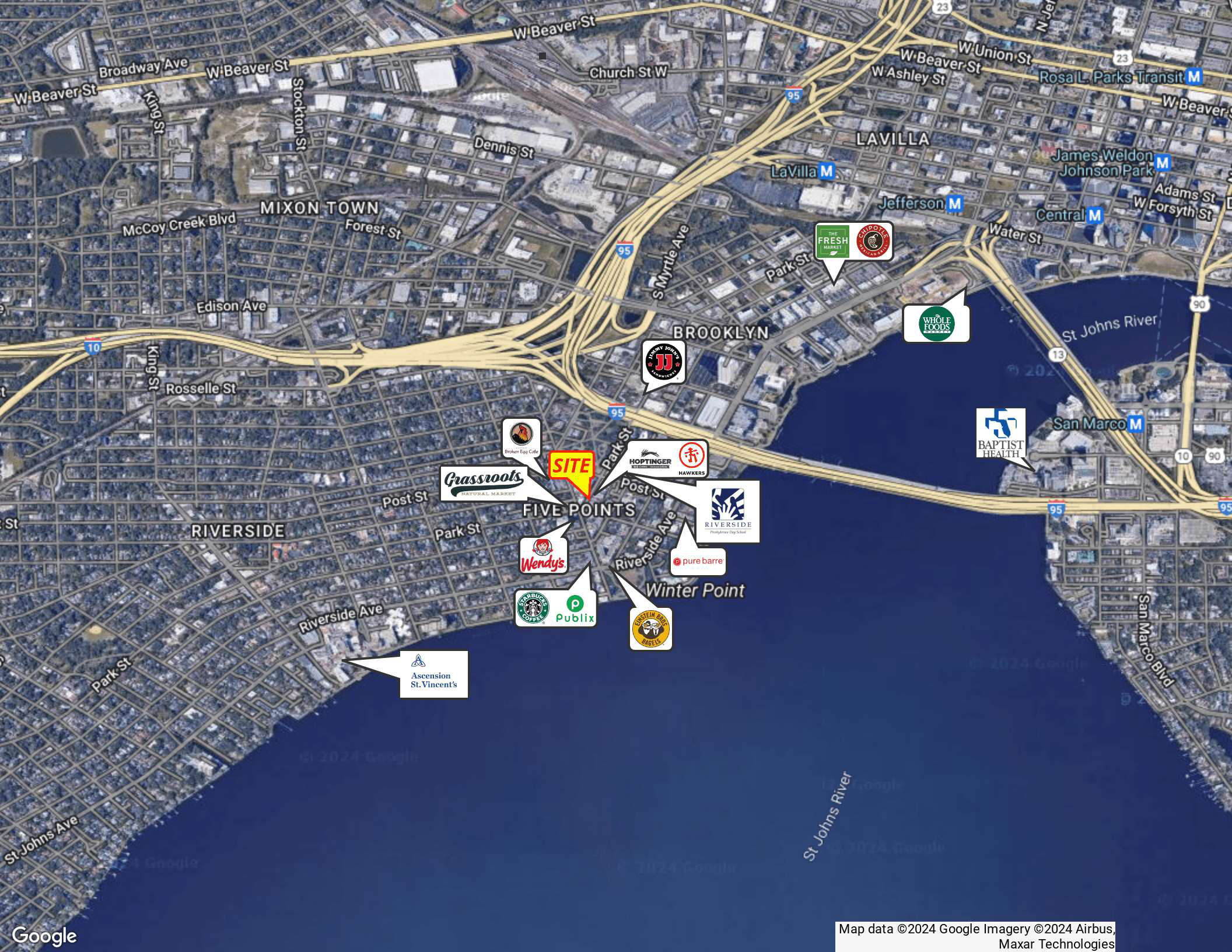
904.398.1044 / jack@psrps.com

Pine Street/RPS / 904.398.1044 / 2650-2 Rosselle Street, Jacksonville, FL 32204 / pinestreetrps.com

Information provided is deemed accurate, but subject to errors and/or omissions.



Pine Street / RPS



W Beaver St

Broadway Ave

W Beaver St

W Beaver St

King St

Stockton St

Church St W

Dennis St

W Beaver St

W Union St

W Ashley St

Rosa L. Parks Transit M

W Beaver St

MIXON TOWN

McCoy Creek Blvd

Forest St

Edison Ave

Rosselle St

King St

BROOKLYN

S Myrtle Ave

Park St



James Weldon Johnson Park

Jefferson M

Central M

Adams St

W Forsyth St

Water St

San Marco M

San Marco Blvd

St Johns River



RIVERSIDE

Post St

Park St

FIVE POINTS

Post St

Park St

Winter Point

Riverside Ave

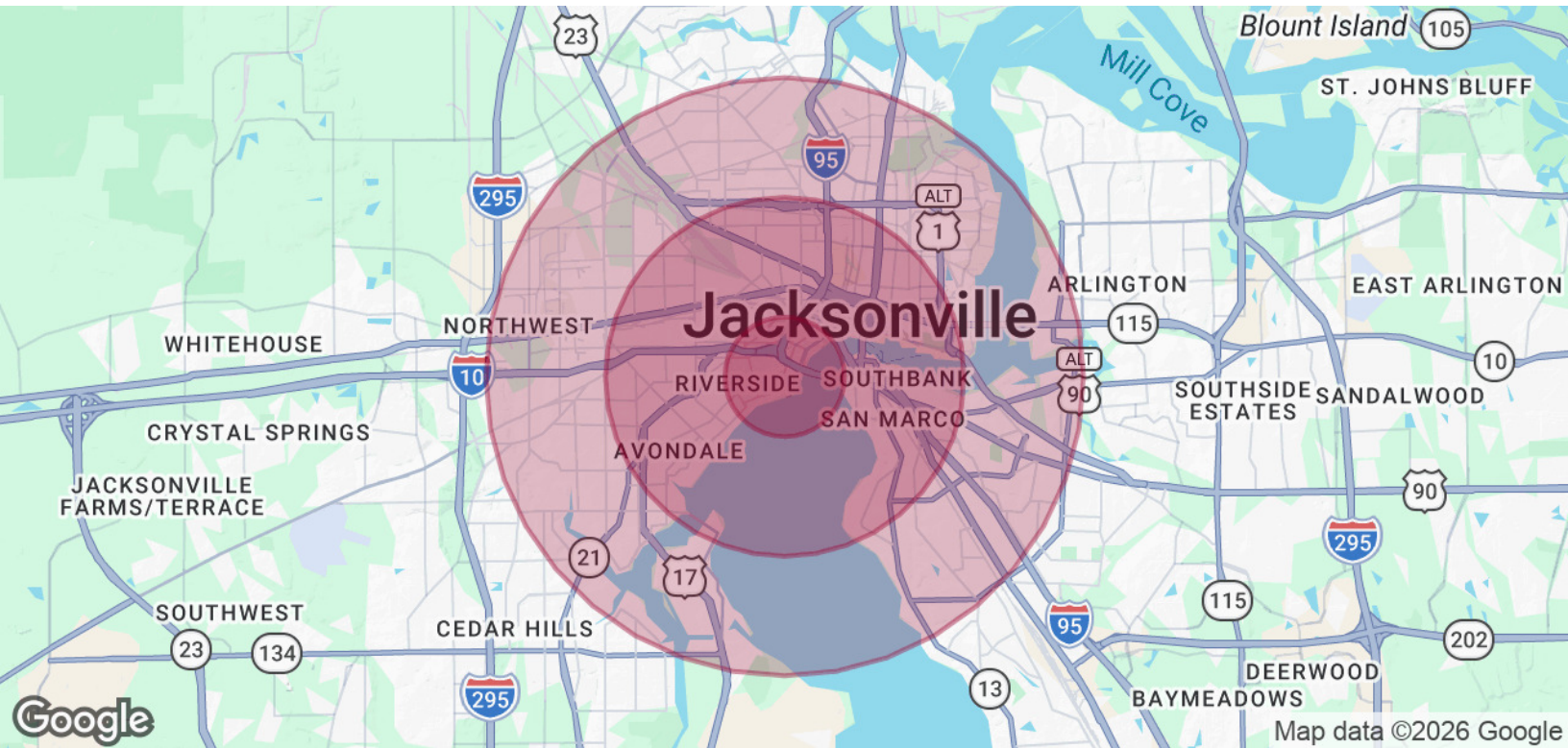
Park St

St Johns Ave

St Johns River

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,829	79,480	184,556
Average Age	45.0	38.0	38.4
Average Age (Male)	37.8	37.2	37.3
Average Age (Female)	49.7	39.8	39.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,015	36,536	81,682
# of Persons per HH	1.7	2.2	2.3
Average HH Income	\$90,081	\$82,538	\$76,451
Average House Value	\$389,080	\$333,144	\$275,633

2023 American Community Survey (ACS)

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