

800 LOMAX ST
JACKSONVILLE, FL 32204

5
POINTS

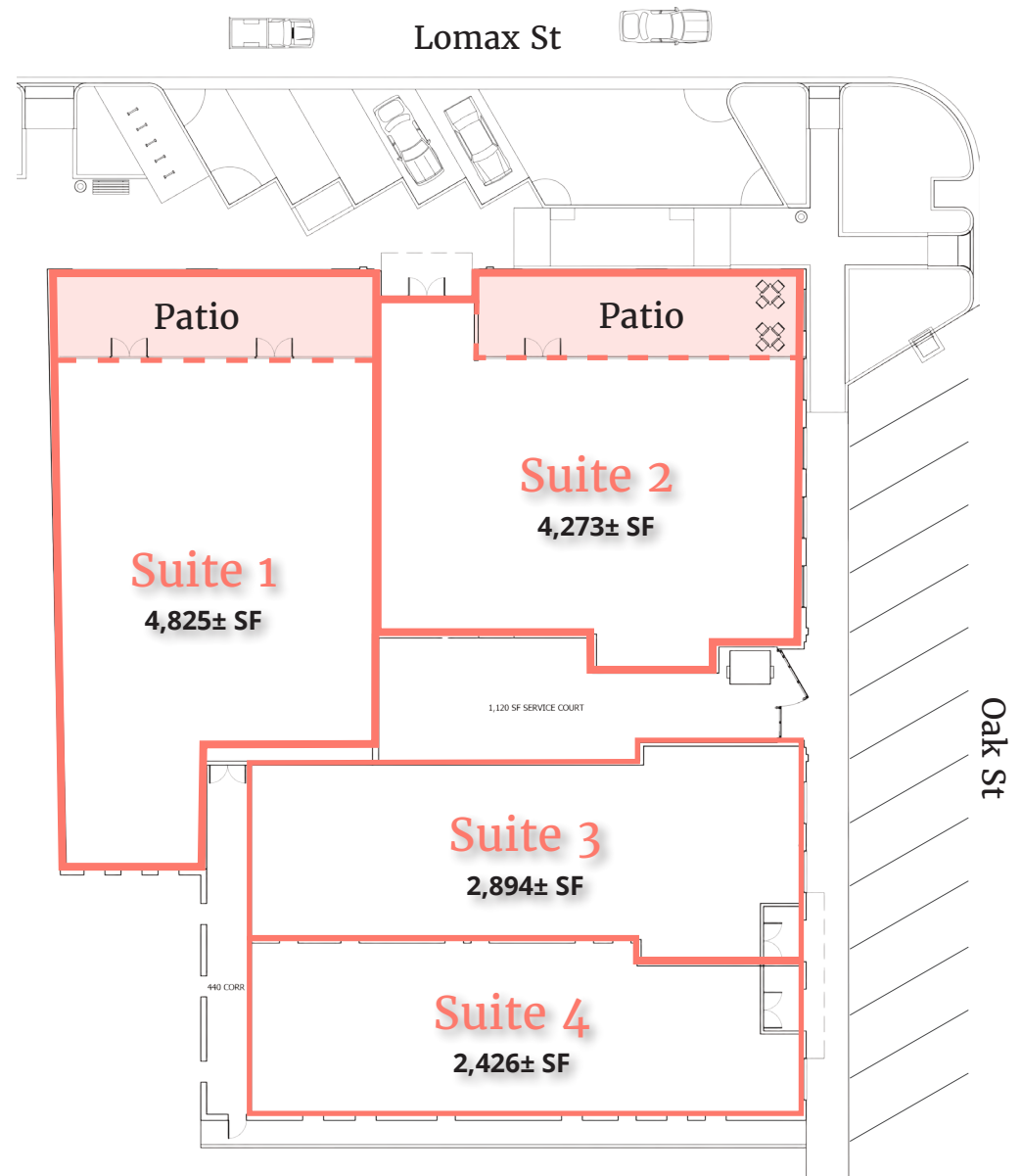
JACKSONVILLE



AVAILABILITY

RENTAL RATE: \$45.00 + NNN

SUITE	TENANT	SF
1	Available	4,825±
2	Available	4,273±
3	Available	2,894±
4	Available	2,426±



A THRIVING URBAN NEIGHBORHOOD

An area unlike any other in Jacksonville – **5 Points** is a synergistic community of **innovative retailers, chef-driven restaurants and a vibrant nightlife.**

Listed in the **National Registry of Historic Places**, Riverside is one of Jacksonville’s oldest and coolest neighborhoods. Voted as one of the country’s **Top 10 Great Neighborhoods**, Riverside has a unique mix of history, culture, charm and modern design. This is a hip part of town with a **young millennial population** that has increased by **45%** during the last five years.

Riverside is a true live-work-play destination.

5

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JACKSONVILLE, FL



#2 Most up-and-coming city in America

\$220M Spent on food and beverage in the area






93 Walkability score

5 BLOCKS From Jacksonville’s Riverwalk and Riverside Arts Market



LOCATED IN ONE OF THE
 "TOP 10 NEIGHBORHOODS"
 IN THE COUNTRY

PRIMARY CUSTOMER AREA

	POPULATION	2021 - 1,222,528 2024 - 1,323,372
	HOUSEHOLDS	2021 - 476,583 2024 - 516,691
	HOUSEHOLD INCOME (ANNUALLY)	2021 - \$84,021 2024 - \$95,419
	MEDIAN HOME VALUE	2021 - \$236,394 2024 - \$267,376
	DAYTIME POPULATION	2021 - 628,198

PRIMARY TRADE AREA

2022 POPULATION	115,373
2022 AVERAGE HH INCOME	\$83,036

JACKSONVILLE - DUVAL COUNTY

Jacksonville was named the 2nd hottest housing market in 2022, with home values averaging \$314,569. (Source: Zillow)



Riverside's 5 Points is considered Jacksonville's arts and commerce district. Built in the 1930s as Jacksonville's first shopping area outside of Downtown, and it continues to thrive. 5 Points' eclectic mix of the city's top performing restaurants, bars, boutiques, vintage and antique stores embodies the neighborhood and community who support it.

THE URBAN DIVISION



Matthew Clark
Sr. Vice President

Matthew Clark's professional perspective is based on over 15 years of industry experience in development, leasing, marketing, and place-making for a broad spectrum of retail real estate product types including: urban retail streets and districts, New Urbanism developments, mixed-use developments, lifestyle centers, and grocery-anchored community centers. He blends long-term industry perspective, multi-disciplinary experience, sophisticated data analytics and relevant cultural and community dynamics to arrive at creative strategies for each unique property. Matthew's team currently oversees the merchandising of over \$4 B in mixed-use development in and around Jacksonville's urban core. Mr. Clark earned a Bachelor of Science in Communications from the University of North Florida.

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Sam Middlekauff
Senior Associate

Sam Middlekauff leverages his background in financial analytics along with his creative, forward-thinking approach to create value in vibrant, dynamic mixed-use neighborhoods. Sam's fully integrated brokerage and consulting process allows for landlords of all asset classes to realize the highest potential return on investment. His expertise spreads throughout a wide variety of product types including the retail and office sector of urban mixed-use developments, historic adaptive re-use, and urban infill opportunities. Mr. Middlekauff earned a Bachelor of Finance and a minor in real estate from the University of Alabama Culverhouse College of Business.

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Olivia Steinemann
Senior Associate

Olivia Steinemann is responsible for developing and executing retail and placemaking strategies for The Urban Division. Olivia's passion for curating dynamic mixed-use environments has played a vital role in her success in bringing a client's vision to life. Mrs. Steinemann's strategic merchandising approach is rooted in a deep understanding of consumer behavior and market trends. Curating a tailored mix of retail, office, and commercial uses for each development by analyzing the local demographic, psychographic, and economic factors. Olivia partners with visionary clients to do work in areas and on projects with density, walkability, and the potential for community building. Mrs. Steinemann earned a Bachelor of Science in Marketing from Florida State University's College of Business.

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SUPPORT STAFF



Whitney Clanton-Cox
Client Services Specialist



Rachel Zavala
Marketing Specialist

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THE
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