

RETAIL FOR LEASE
1105 sf FORMER HAIR SALON

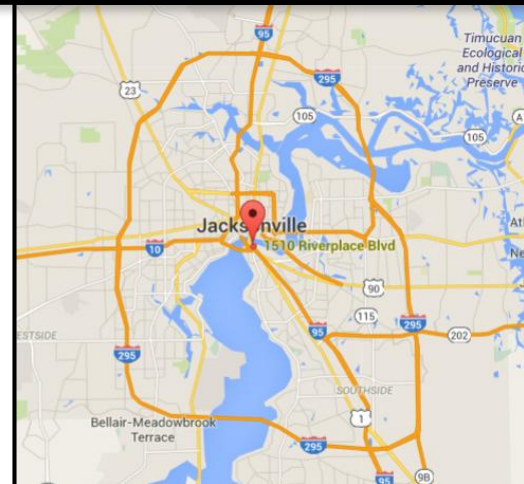
1478 RIVERPLACE BLVD., Ste 104
JACKSONVILLE, FL 32207

CHASE
PROPERTIES



RETAIL > COMMERCIAL > FOR SALE/GROUND LEASE

- Located in San Marco/Downtown's Soutbank
- Former Hair Salon, Excellent for Expanding Owners
- Easily Accessible to Jacksonville's Urban Core next to Skyway
- 3.4 million sf of office space users, 6 hotels, 3 Apartments and 2 condo towers (Over 1,200 MF units) within walking distance
- Less than 1 mile to hisotric San Marco Square
- ½ mile from I-95 Interchange with 150,000 AADT



Agent: Michael McGowan
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Chase Properties
1478 Riverplace Blvd., Ste 107
Jacksonville, FL 32207
www.chaseproperties.com/



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104 JACKSONVILLE, FL 32207**

CHASE PROPERTIES



- (1) 250-Unit Broadstone Riverhouse Apartments
- (2) "River's Edge": 1200 multifamily unit development, 250,000sf retail, 200,000 sf office, 200 key hotel, & marina.
- (3) The Peninsula, The Strand, San Marco Place: combined 650+ units multifamily high rise
- (4) Ruth's Chris Steakhouse (Former #1 location in US)
- (5) Charthouse Restaurant
- (6) SOBA Apartments
- (7) Artea Apartments
- (8) San Marco Square: 120,000 sf retail
- (9) The Southerly Apartments
- Hotel Locations
- Office Towers

FORMER HAIR SALON >COMMERCIAL > FOR LEASE

DEMOGRAPHICS	1 - Mile	3 - Mile	5 - Mile
Daytime Population	40,535	172,962	202,786
Households	3,433	29,943	84,080
Avg. HH Income	\$60,294	\$53,221	\$52,478



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- HAIR SALON STILL OPERATING MONTH 2 MONTH, CAN NEGOTIATE ON DELIVERY DATE
- SPACE COULD ALSO BE USED FOR RETAIL/OFFICE/RESTAURANT USES
- ONSITE AND STREET PARKING AVAILABLE
- NET RENT: CALL FOR PRICING
- NNN: \$9.58/SF



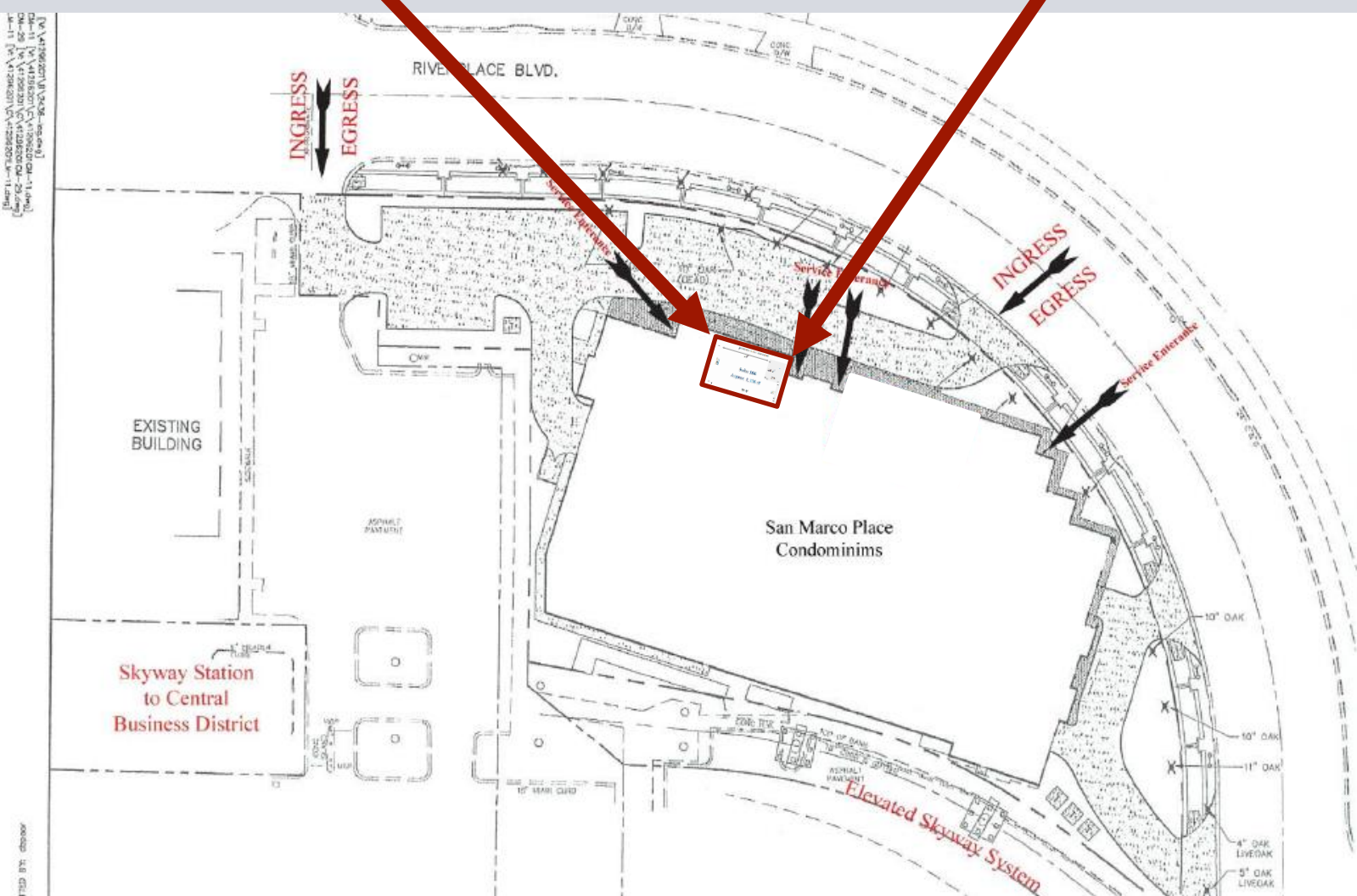
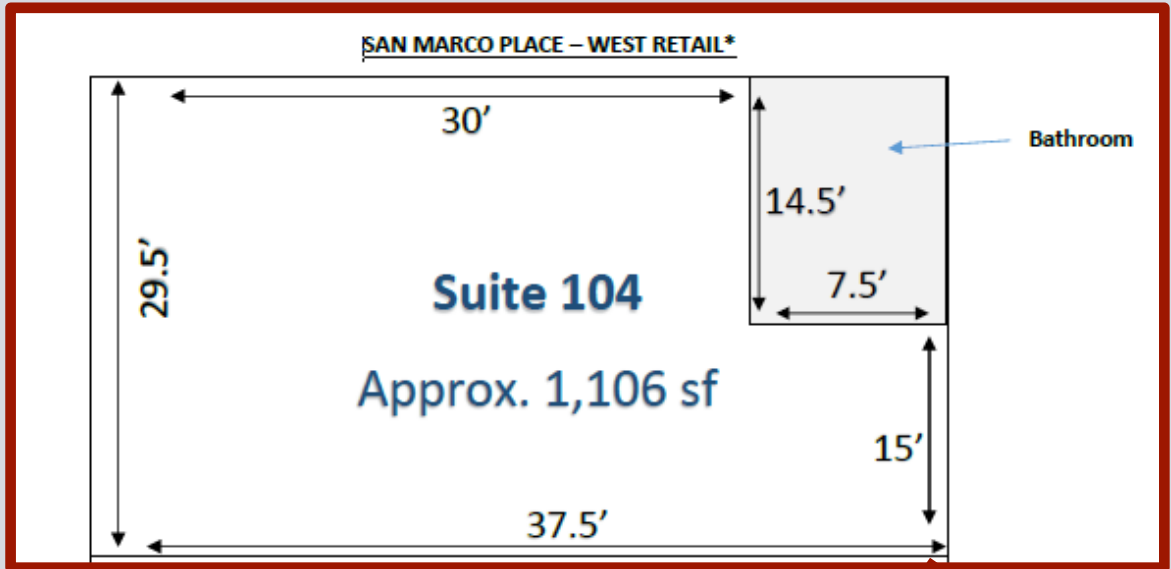
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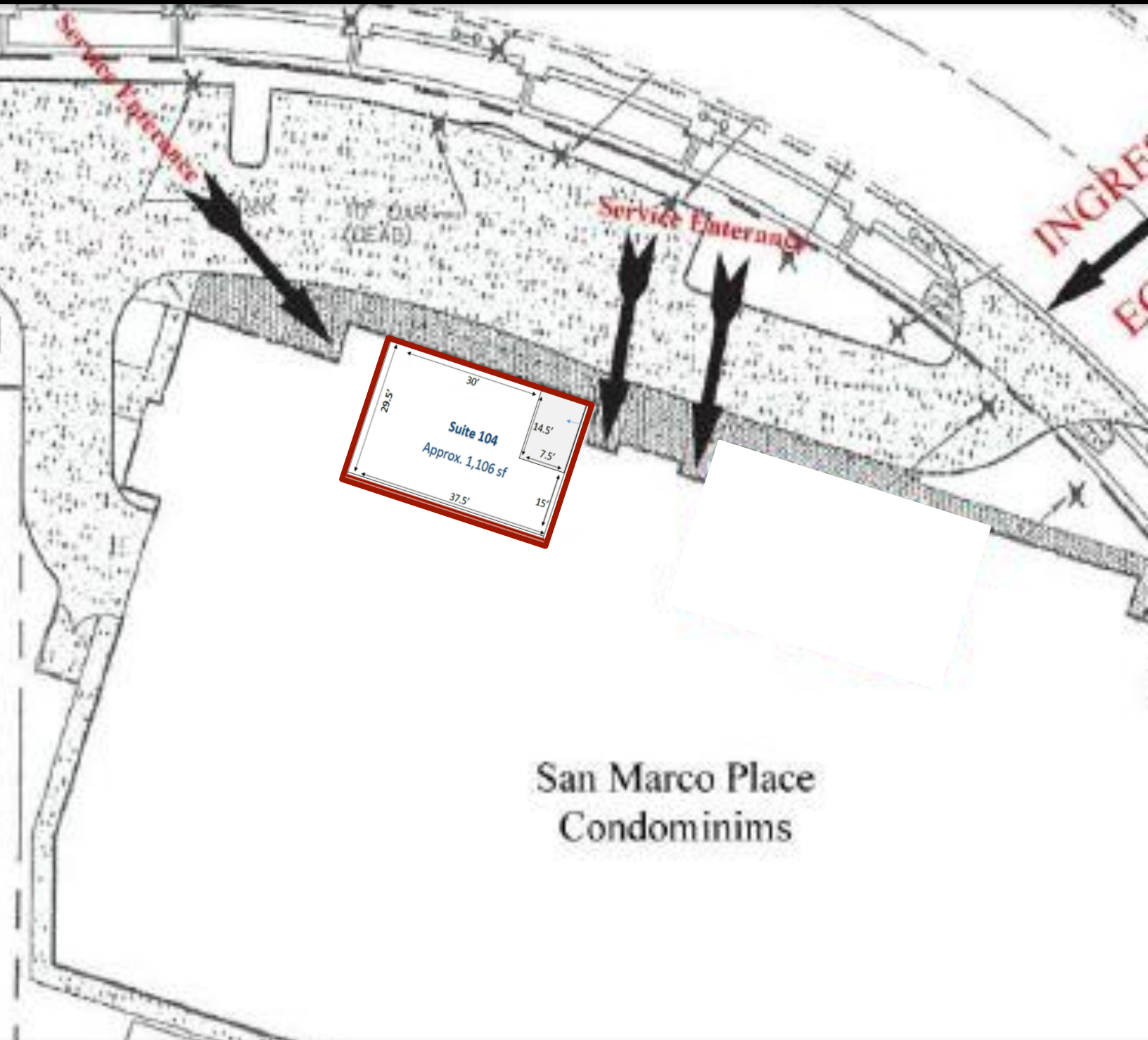


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San Marco Place
Condominims



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