

RESTAURANT PROPERTY FOR LEASE - RIVERSIDE AREA

1521 Margaret St Jacksonville, FL 32204



OFFERING SUMMARY

\$7,500 per month
(NNN)

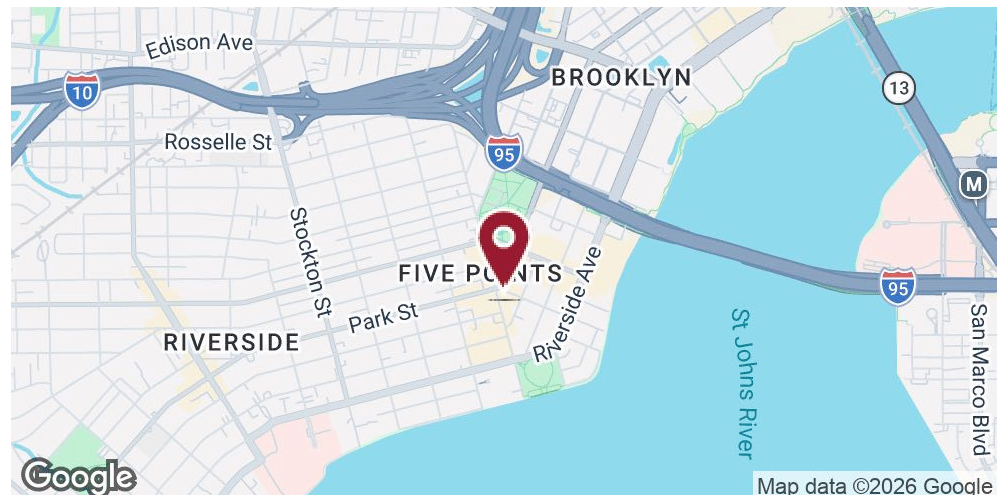
Lease Rate: RE Taxes:
\$900/Month
Prop Insur:
\$600/Month

Building Size: 2,802 SF

Zoning: PUD

LOCATION OVERVIEW

Located in 5 Points/Riverside Trade Area
Great Patio Seating



Stanton Hudmon, CCIM

904.398.1044 / stanton@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

RESTAURANT PROPERTY FOR LEASE - RIVERSIDE AREA

1521 Margaret St Jacksonville, FL 32204



Stanton Hudmon, CCIM

904.398.1044 / stanton@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

1521 Margaret St Jacksonville, FL 32204



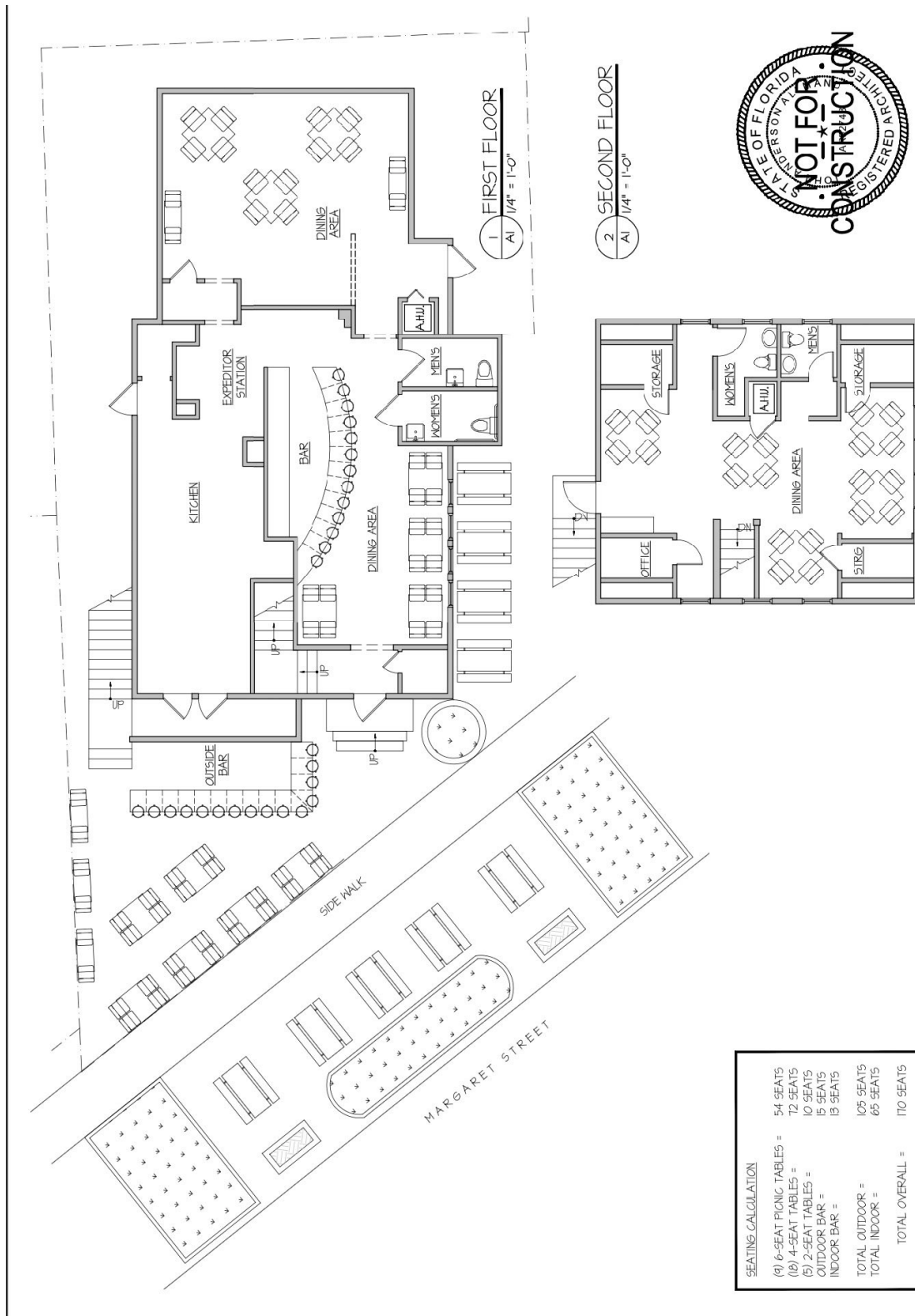
Pine Street/RPS / 904.398.1044 / 2650-2 Rosselle Street, Jacksonville, FL 32204 / pinestreetrps.com



Pine Street / RPS

RESTAURANT PROPERTY FOR LEASE - RIVERSIDE AREA

1521 Margaret St Jacksonville, FL 32204



Stanton Hudmon, CCIM
904.398.1044 / stanton@psrps.com

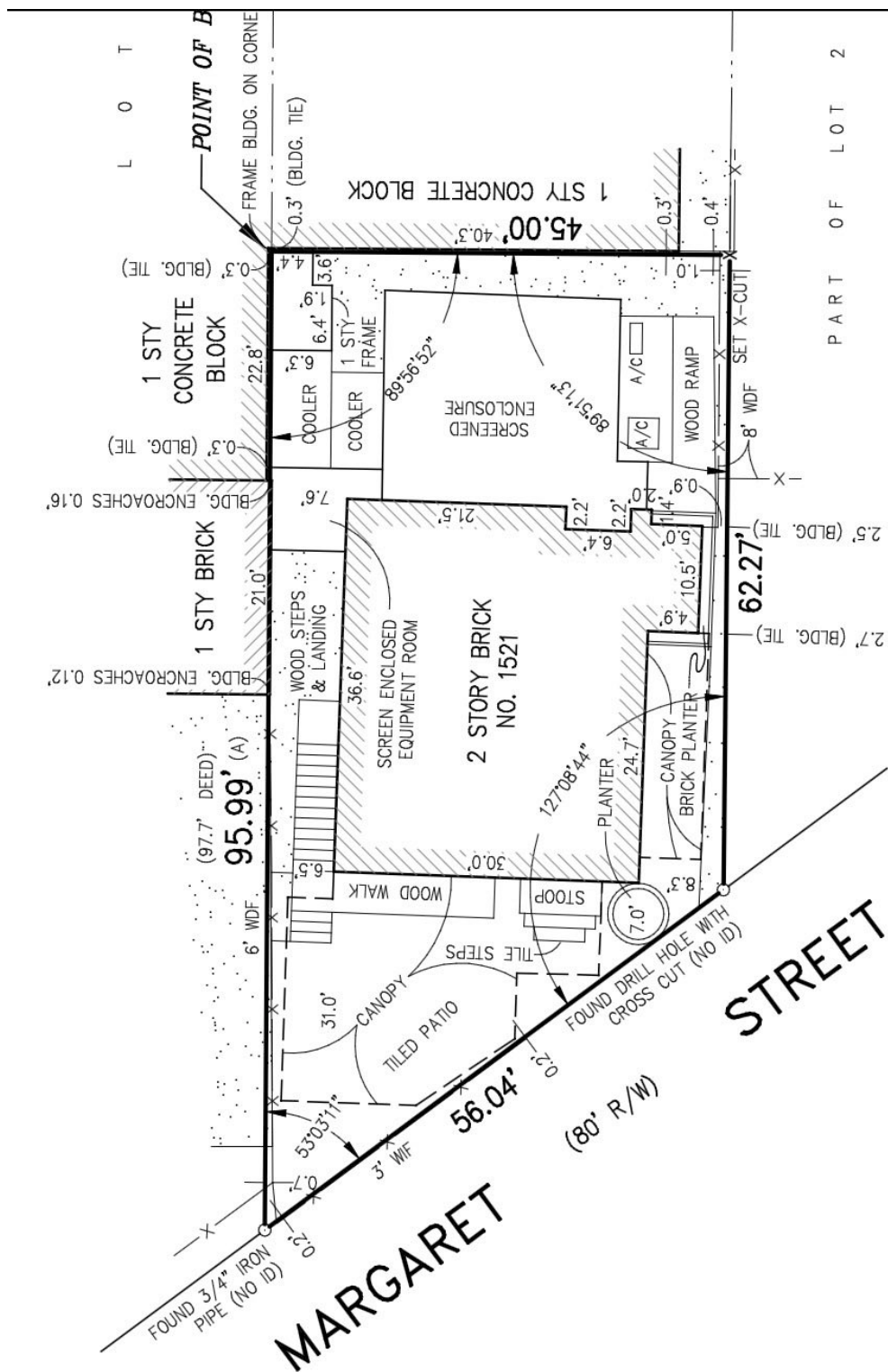
Pine Street/RPS / 904.398.1044 / 2650-2 Rosselle Street, Jacksonville, FL 32204 / pinestreetrps.com

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



Pine Street / RPS

1521 Margaret St Jacksonville, FL 32204



Stanton Hudmon, CCIM
904.398.1044 / stanton@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

RESTAURANT PROPERTY FOR LEASE - RIVERSIDE AREA
1521 Margaret St Jacksonville, FL 32204



Stanton Hudmon, CCIM

904.398.1044 / stanton@psrps.com

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

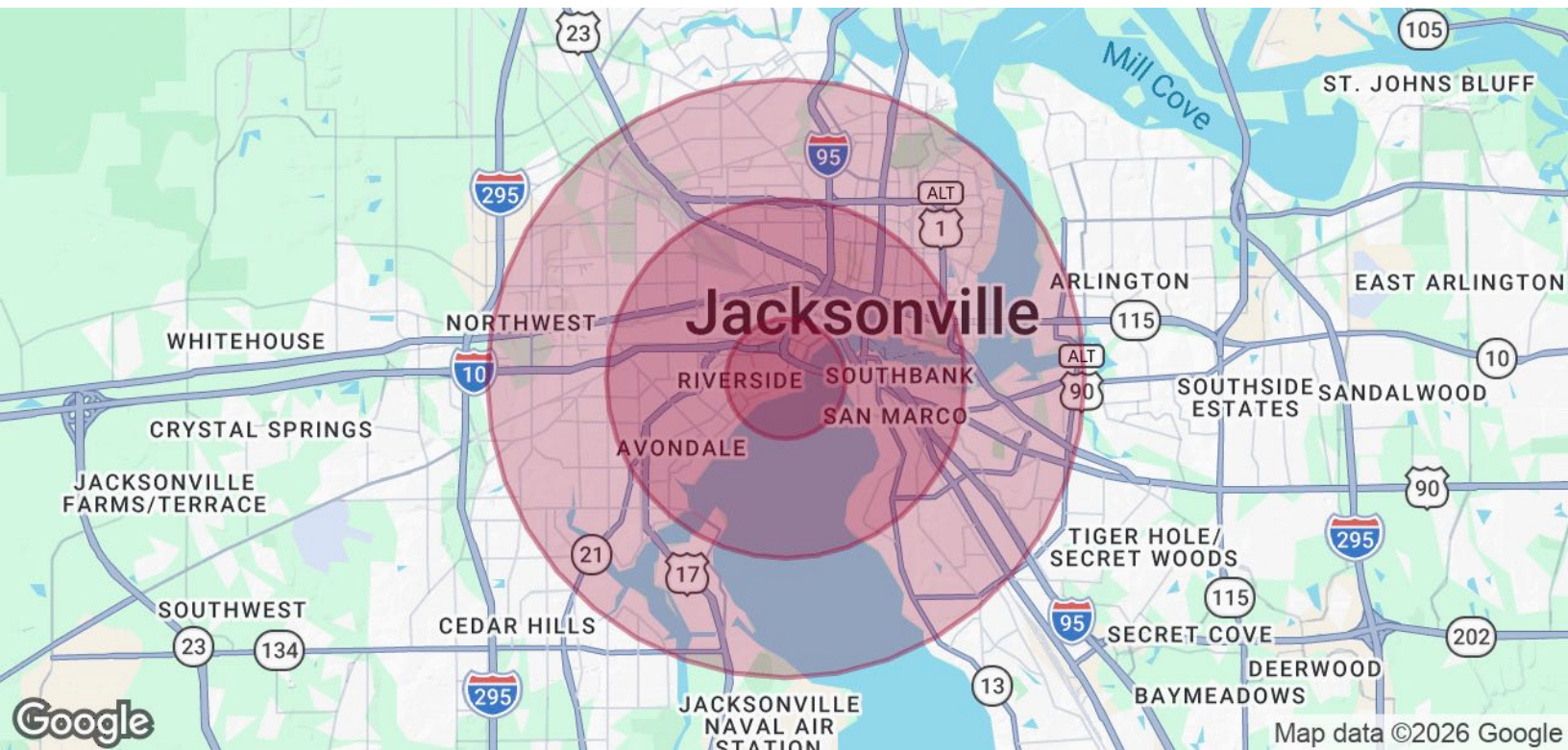
Information provided is deemed accurate, but subject to errors and/or omissions.



Pine Street / RPS

RESTAURANT PROPERTY FOR LEASE - RIVERSIDE AREA

1521 Margaret St Jacksonville, FL 32204



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,011	78,774	184,549
Average Age	44.8	38.0	38.4
Average Age (Male)	37.8	37.2	37.3
Average Age (Female)	49.5	40.0	39.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,121	36,282	81,654
# of Persons per HH	1.7	2.2	2.3
Average HH Income	\$90,835	\$83,477	\$76,688
Average House Value	\$396,503	\$338,415	\$276,606

2023 American Community Survey (ACS)

Stanton Hudmon, CCIM
904.398.1044 / stanton@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