



## 2ND GENERATION RESTAURANT SPACE | FOR LEASE

919 King St  
Jacksonville, FL 32204

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# PROPERTY OVERVIEW

Take advantage of this rare leasing opportunity in the highly sought-after **King Street District** of Jacksonville's **Riverside market**. Formerly used as a catering company, this **9,621 SF building** offers a **2nd Generation Restaurant space**.

Situated in one of Jacksonville's most **vibrant and energetic neighborhoods**, this property enjoys excellent visibility and access, surrounded by a thriving mix of **restaurants, boutiques, breweries, and residential developments**. The location provides easy connectivity to **Downtown Jacksonville, I-95**, and nearby **medical centers**, making it a prime destination for a wide range of professional and consumer-facing businesses.

**919 King Street** offers the space, location, and character to elevate your brand.

## PROPERTY DETAILS

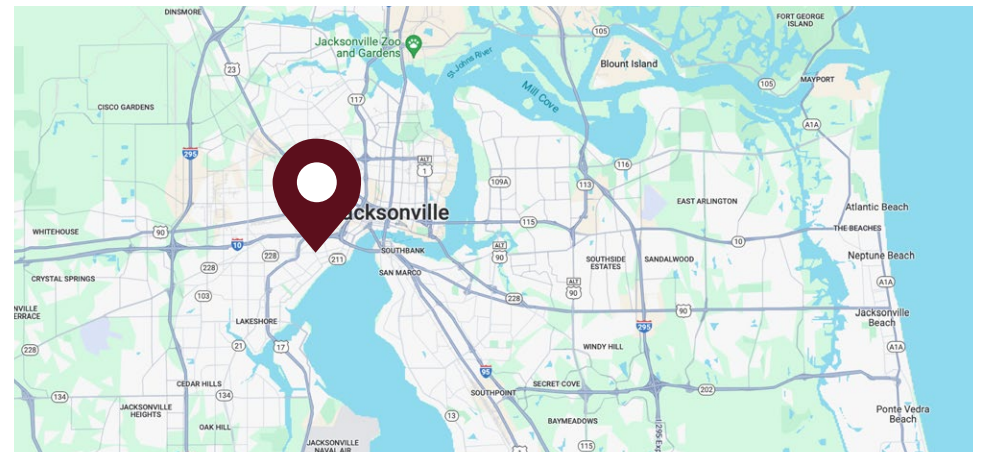
Address:	919 King St, Jacksonville, FL 32204
Size:	9,621 SF
Base Rent:	\$24.50/SF
NNN:	\$4.40/SF
Lot Size:	0.24 AC
Year Built:	1933
Zoning:	CCG-1
Occupancy:	100%
Tenancy:	Single
Parking:	Street parking
Parcel ID:	064197 0020

**DO NOT DISTURB THE TENANT**



## PROPERTY HIGHLIGHTS

- **9,621 SF Available**
- Excellent fit for **2nd generation restaurant use**
- Prominent **King Street frontage** with high visibility
- Surrounded by **popular restaurants, retailers, and new residential growth**
- Minutes to **Downtown Jacksonville** and major highways



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# SURROUNDING AREA



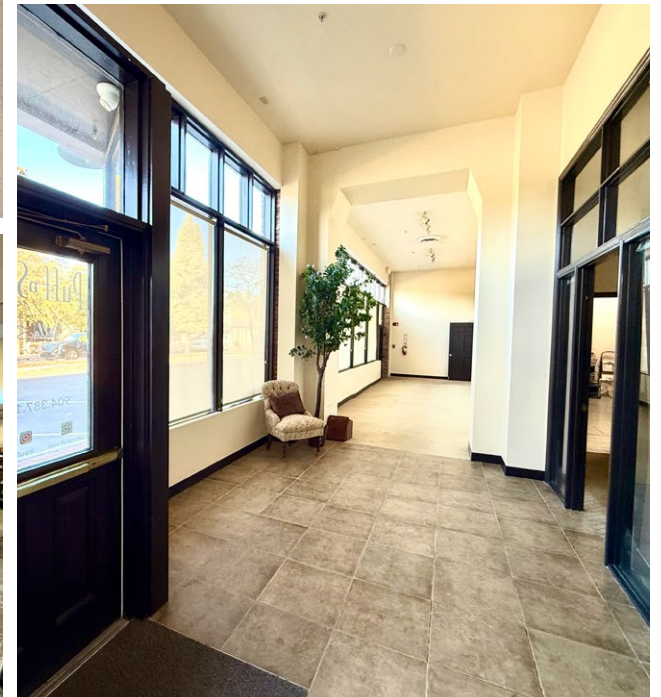
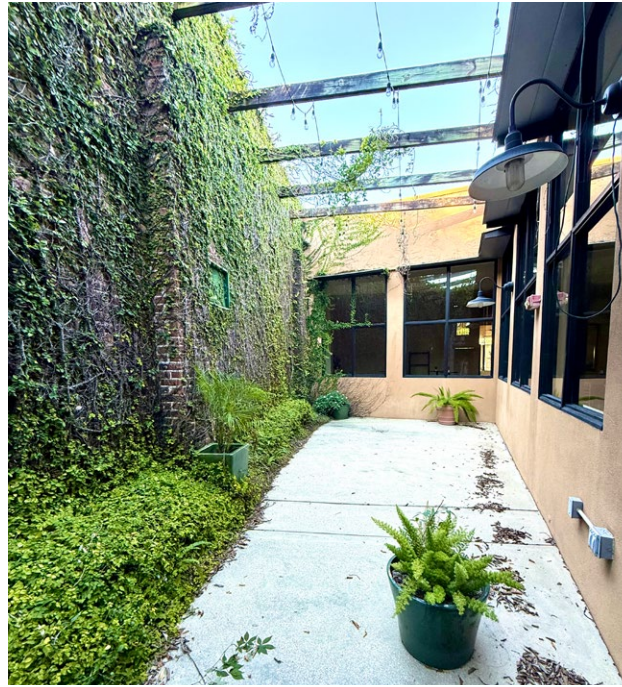
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# INTERIOR PHOTOS



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# KITCHEN PHOTOS



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# FLOOR PLAN | 9,621 SF | 2ND GEN RESTAURANT



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# SURROUNDING AREA & DEMOGRAPHICS



DEMOS:	
	Population
3 Miles	83,688
5 Miles	194,658
	Median Age
3 Miles	36.8
5 Miles	36.6
	Residential Count
3 Miles	36,714
5 Miles	81,847
	Average Household Income
3 Miles	\$90,205
5 Miles	\$83,414

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# EXPLORE RIVERSIDE

Riverside and Five Points blend historic charm with a modern, eclectic vibe, making them two of Jacksonville's most sought-after districts. Known for their tree-lined streets, stately early-20th-century homes, and vibrant cultural scene, these neighborhoods offer the perfect mix of old and new.

Five Points serves as the trendy heart of the area, featuring independent boutiques, craft cocktail bars, and some of the city's most popular dining spots. Just a short walk away, Riverside's parks and riverfront views provide a scenic backdrop for outdoor recreation.

With a thriving arts community, walkable lifestyle, and proximity to Downtown Jacksonville, Riverside and Five Points are where history, creativity, and urban energy meet.



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