



**1 Riverside Ave**  
Jacksonville, FL 32202



**Brent Dennis**  
Director  
904.930.4299  
[bdennis@primerealtyinc.com](mailto:bdennis@primerealtyinc.com)

**Conrad Boylan**  
Director  
904.515.2590  
[cboylan@primerealtyinc.com](mailto:cboylan@primerealtyinc.com)



# One Riverside Ave

## Turnkey Class A Retail/Wellness Space Available

- Rare opportunity to acquire a first-generation luxury wellness and medspa space within one of Jacksonville's premier mixed-use developments, anchored by Whole Foods and excellent co-tenancy with premier lifestyle, fitness, and dining tenants . Purpose-built from the ground up for aesthetics and wellness use, the space features a fully completed high-end buildout with premium finishes, custom millwork, treatment rooms, plumbing infrastructure, reception/lounge area, consultation space, staff facilities, and operational support areas already in place.



# The Location



- Affluent surrounding demographic with average household incomes exceeding \$80,000 within the immediate trade area
- Strong daily traffic counts with approximately 29,000 vehicles per day
- More than 12,300 residential units planned or under development in the surrounding downtown market
- Surrounded by high-income young professionals and luxury multifamily residents
- Strong daytime population driven by nearby office, retail, and hospitality uses
- Highly walkable urban environment with consistent foot traffic and repeat visibility
- Corner positioning provides exceptional visibility and branding opportunity





**Demographic Snapshot**

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	3,581	36,126	84,455
Total Population	5,829	79,288	192,597
Average HH Income	\$81,202	\$74,612	\$74,113



Spaces	Space Size	Lease Rate
1,096SF Sublease	1,096 SF	\$55.00 SF/yr

## Highlights

- Incredible Visibility
- Strong Traffic Counts
- Excellent Demographics
- High Walkability Score
- Synergetic Cotenants
- Whole Foods Anchor



### Leasing Plan

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# Retailer Map





Center Photos

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# About Prime Realty

Prime Realty is the **premier** commercial real estate brokerage firm in Jacksonville, FL. We assist our clients with all of their office, industrial, multi-family and retail property needs.

Prime Realty is a **full-service** team working with developers, owners, and investors throughout Florida and Georgia. We create value for our clients through our superior process for selecting, developing, managing and marketing commercial real estate.

Our goal is to achieve the **greatest** return on the real estate assets we service. What separates Prime Realty from the average real estate firm is our proven system for success and commitment to operational excellence.

At Prime Realty, our expertise is **unparalleled**. We're comprised of distinguished leaders and innovators from many sectors of the commercial real estate industry who continue to contribute to the Northeast Florida real estate landscape.



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