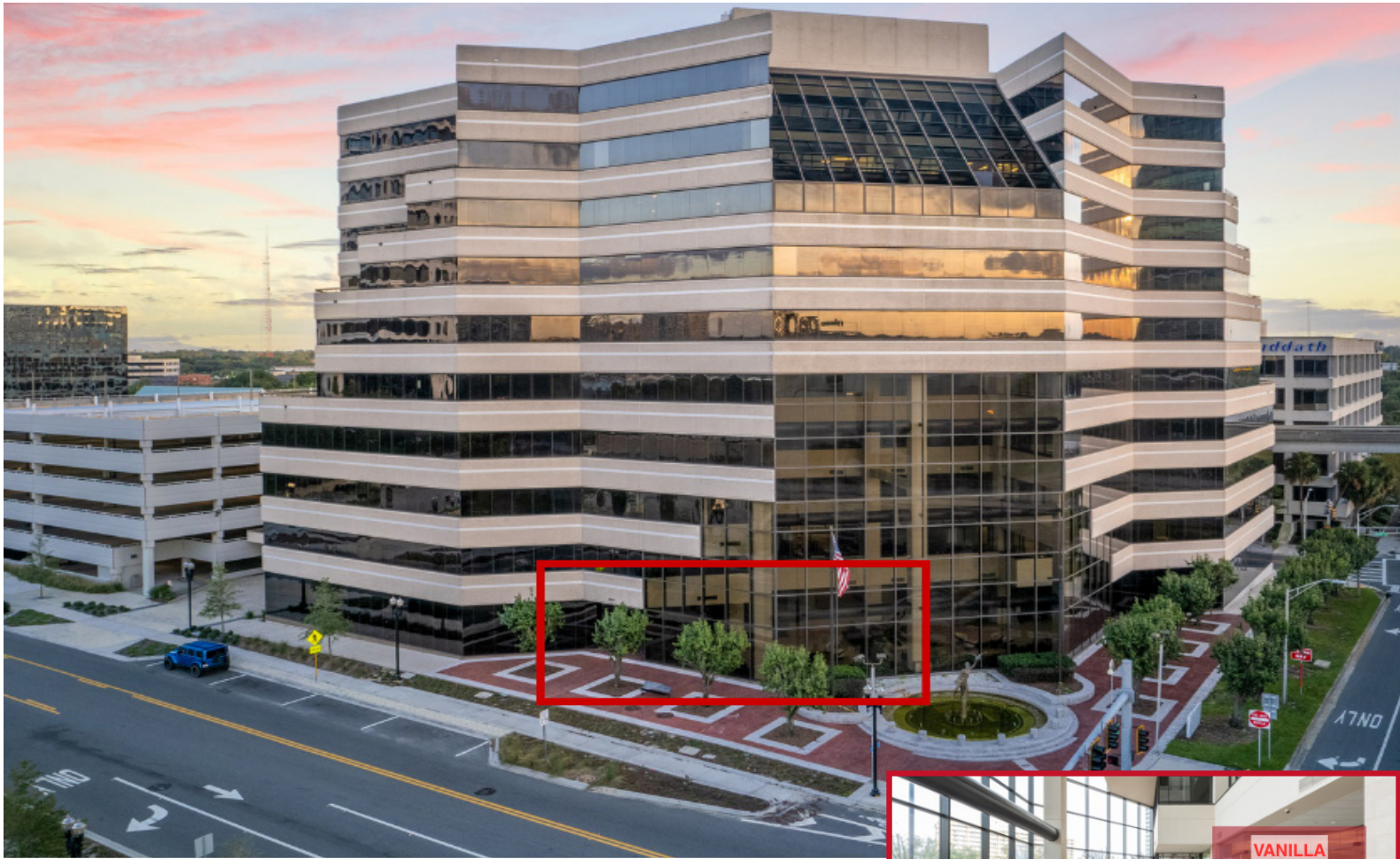


**GROUND FLOOR
RETAIL/COFFEE
SHOP**

1200 Riverplace Blvd., Jacksonville 32207



- **Space Available: +/-1,800 SF coffee shop shell**
- **Lease Rate: \$4,000/Month Modified Gross**
-Plus electric and janitorial
- Shell condition - plumbing, HVAC, electrical and restroom. Dry wall ready for equipment and finishes. Access from lobby and exterior. Potential for exterior patio seating.
- Class A Southbank office building with four-story atrium plaza and 24/7 building security along the St. Johns River
- Adjacent six-story parking garage with covered walkway access
- Surrounded by a diverse mix of highrise office, residential neighborhoods, hotels, restaurants, and retail
- Direct access to I-10 and I-95, as well as the Main Street Bridge and Acosta Bridge. Within minutes from Downtown, EverBank Stadium, Daily's Place, and San Marco



For Additional
Information Contact:

Clay Weaver
clay@strategicsites.com

OR

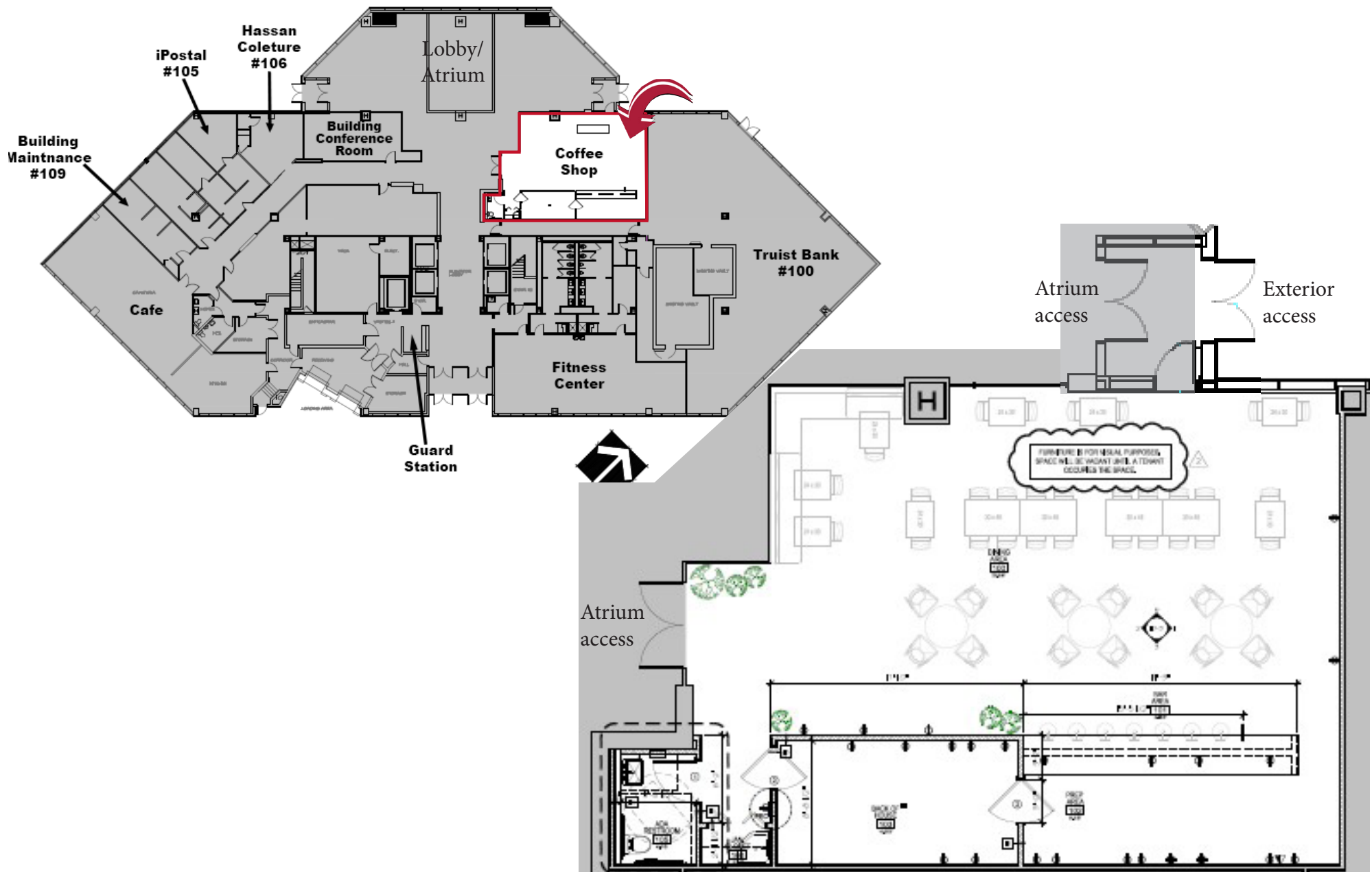
Kate Clifford
kate@strategicsites.com

422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

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Site Plan & Floor Plan



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Location Overview



Southbank Residences have begun construction on a brand new residential tower on the Southbank Riverwalk. Two residential towers of 25 and eight stories with an attached parking garage. The property is planned between the Acosta Bridge and St. Johns River Park next to Friendship Fountain at 835 Museum Circle.

The District is a future Southbank mixed-use development covering over 30 acres with the following components:

- Office: 200,000SF
- Retail: 200,000 SF
- Hospitality: AC Hotel by Marriott
- Residential: 1,170 Units
- Public Space: 3.5 Acres of parks and 125 slip marina



2026 Demographics	Estimate Population	Average HH Income	Daytime Total Employees
1 Mile	12,499	\$108,650	44,285
3 Mile	83,813	\$95,453	99,674
5 Mile	217,086	\$94,165	169,547

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