

# FOR LEASE

## 1187 EDGEWOOD AVE. S.

Jacksonville, FL 32205



12724 Gran Bay Parkway West Suite 410  
Jacksonville, FL 32258



### OFFERING SUMMARY

Available SF: 7,000 SF

Lease Rate: \$20.00 SF/yr (NNN)

Lot Size: 0.25 Acres

Building Size: 7,000 SF

### PROPERTY OVERVIEW

Ideal for any Restaurant or Retail Shop. Rate is \$20 PSF + NNN. Zoned CCG-1.

### LOCATION OVERVIEW

Located Directly in the Heart of Resurging Murray Hill Neighborhood.

### PROPERTY HIGHLIGHTS

- Excellent Location in the Heart of Historic Murray Hill
- Zoned CCG-1
- Fishweir Brewing Company will be Occupying the 6,000 SF Directly Next Door
- Historic Building in Resurgent Neighborhood
- Space Available to be Divided

### PRESENTED BY:

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**AMANDA KINKADE**  
904.635.6376  
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EXECUTIVE SUMMARY

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**ADDITIONAL PHOTOS**

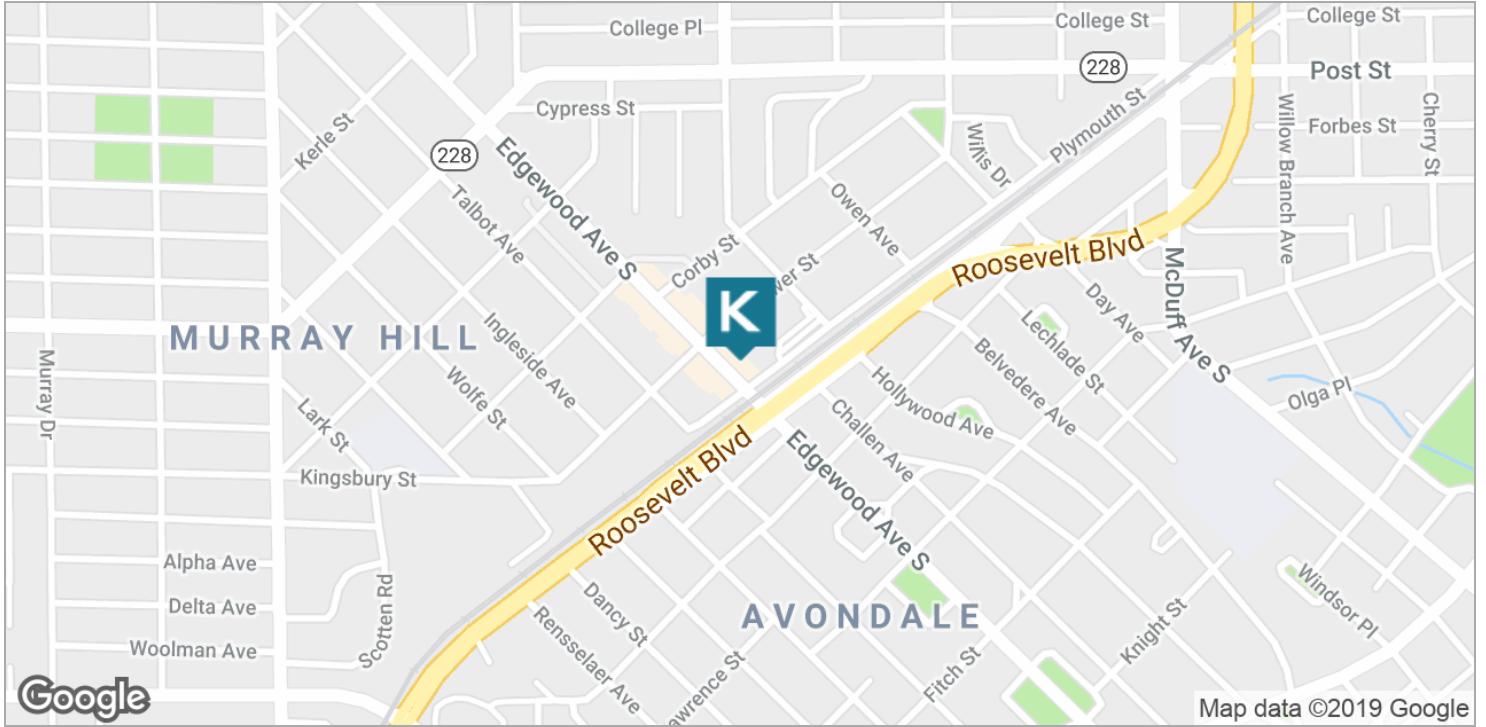
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LOCATION MAPS

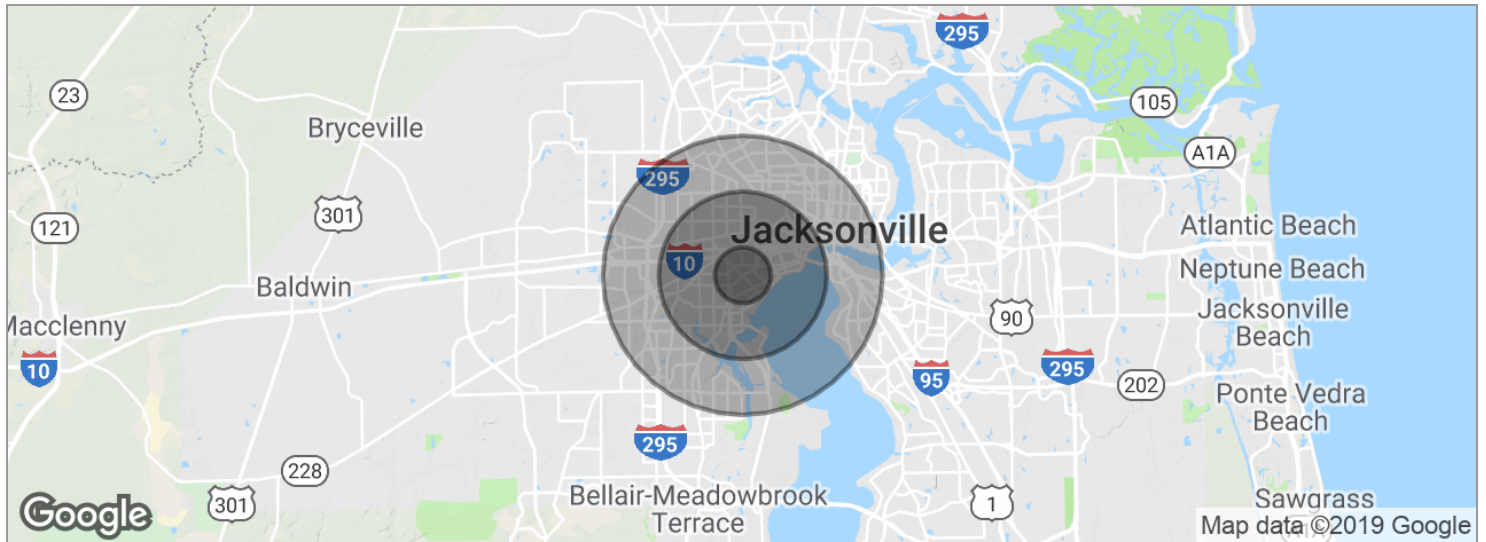
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	12,324	66,829	177,067
Median age	38.6	36.2	36.6
Median age (Male)	38.0	36.2	35.3
Median age (Female)	39.4	36.4	37.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	5,652	27,954	71,867
# of persons per HH	2.2	2.4	2.5
Average HH income	\$54,081	\$54,762	\$52,328
Average house value	\$206,283	\$216,599	\$229,257

\* Demographic data derived from 2010 US Census

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