

FOR LEASE

# RIVERSIDE SQUARE

1620 Margaret Street, Jacksonville, FL 32204



±3,500 SF RESTAURANT ENDCAP COMING AVAILABLE IN URBAN CORE OF JACKSONVILLE

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

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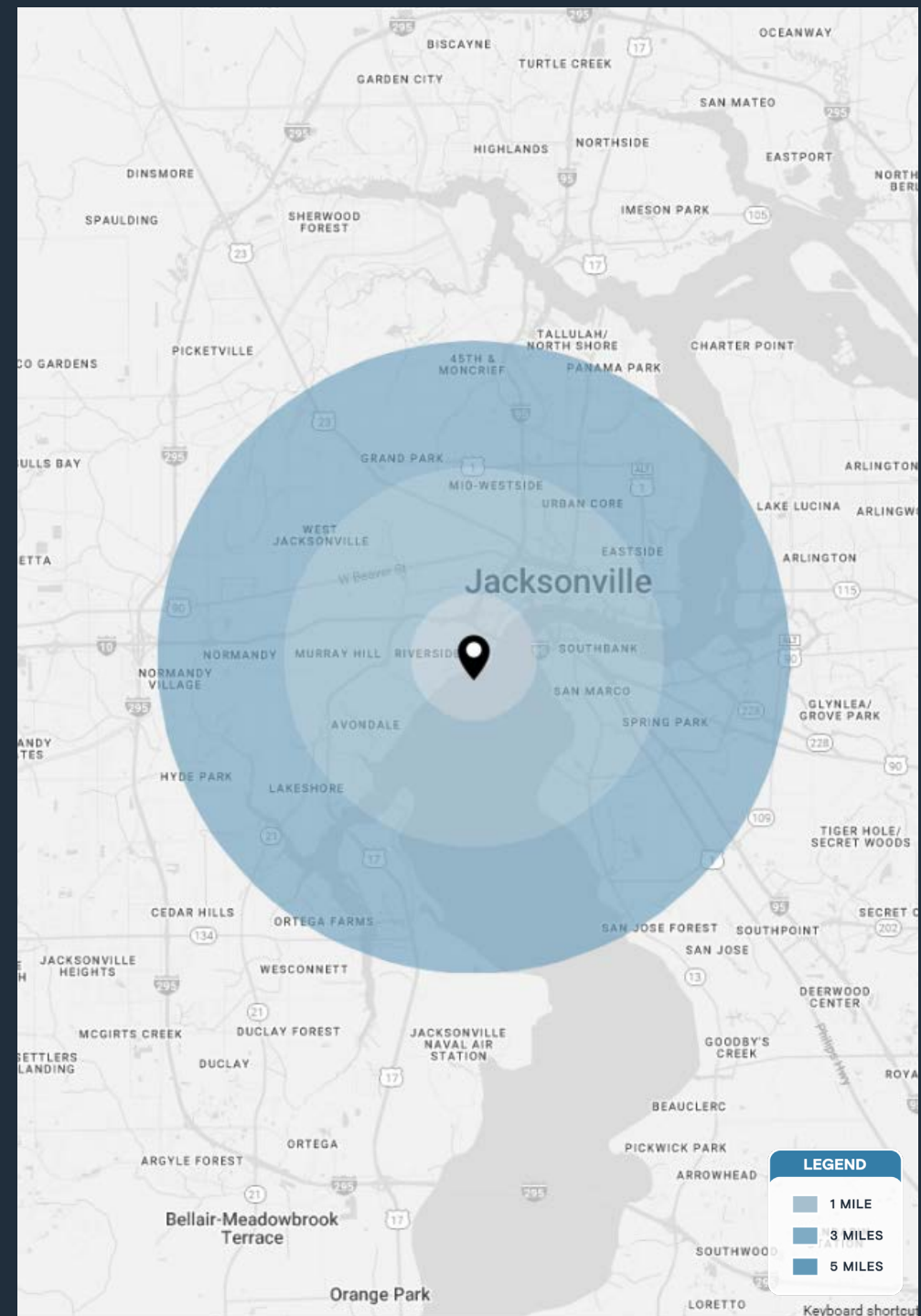
(704) 298-9464

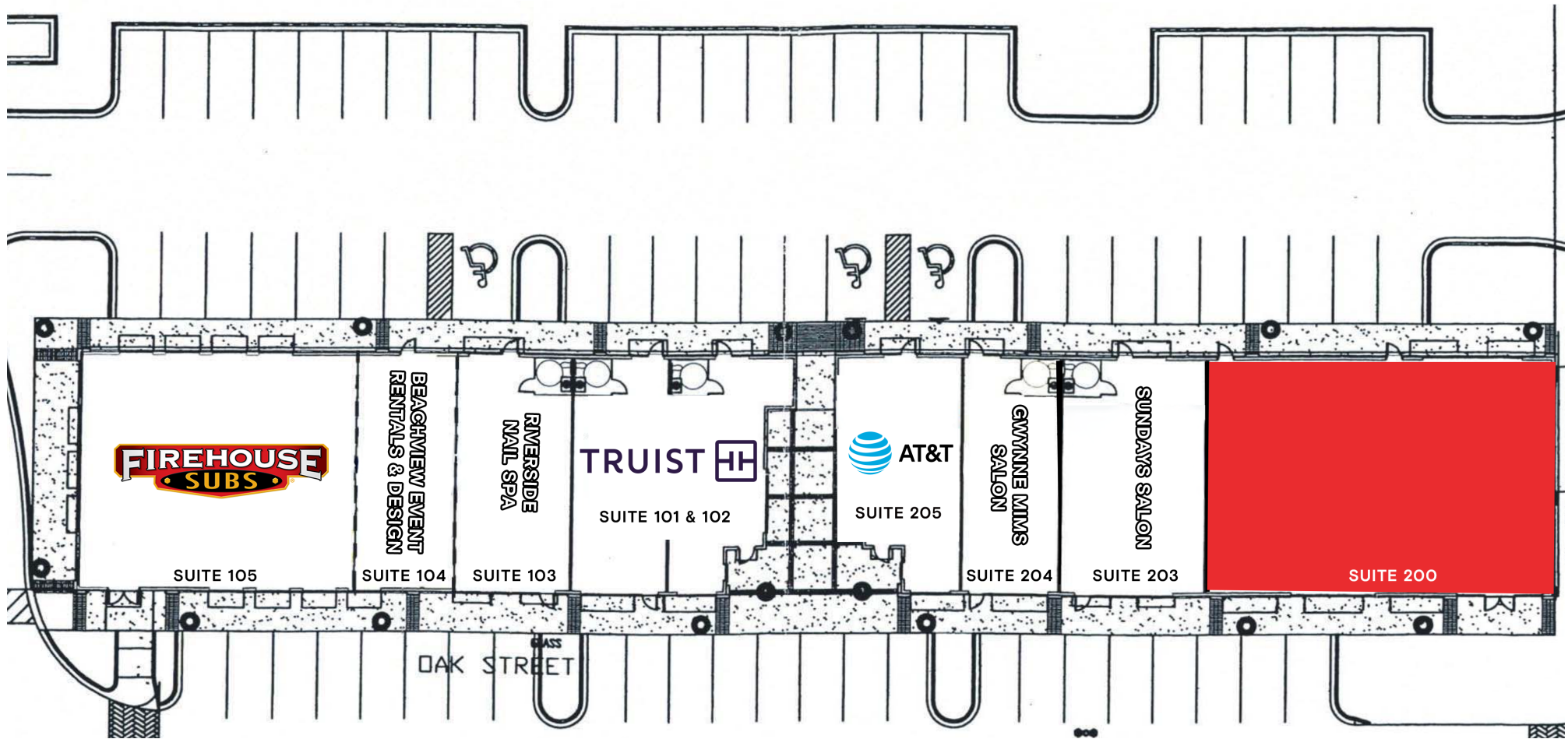
# Property Overview

## HIGHLIGHTS

- ±14,000 SF plaza adjacent to Publix
- ±3,500 SF second generation restaurant endcap available
- Located in the heart of the Riverside shopping and dining district
- Join Firehouse Subs, SunTrust Bank, AT&T, SOL US Tanning, and more
- Average HH income is \$100,028 within a 1 mile radius

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	8,674	80,683	193,054
HOUSEHOLDS	4,786	36,172	82,108
EMPLOYEES	7,607	66,810	155,537
AVERAGE HH INCOME	\$100,028	\$87,479	\$78,923
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	20,349	92,358	203,540
HOUSEHOLDS	11,017	40,984	86,115
EMPLOYEES	17,479	75,774	164,211
AVERAGE HH INCOME	\$99,975	\$78,852	\$78,692

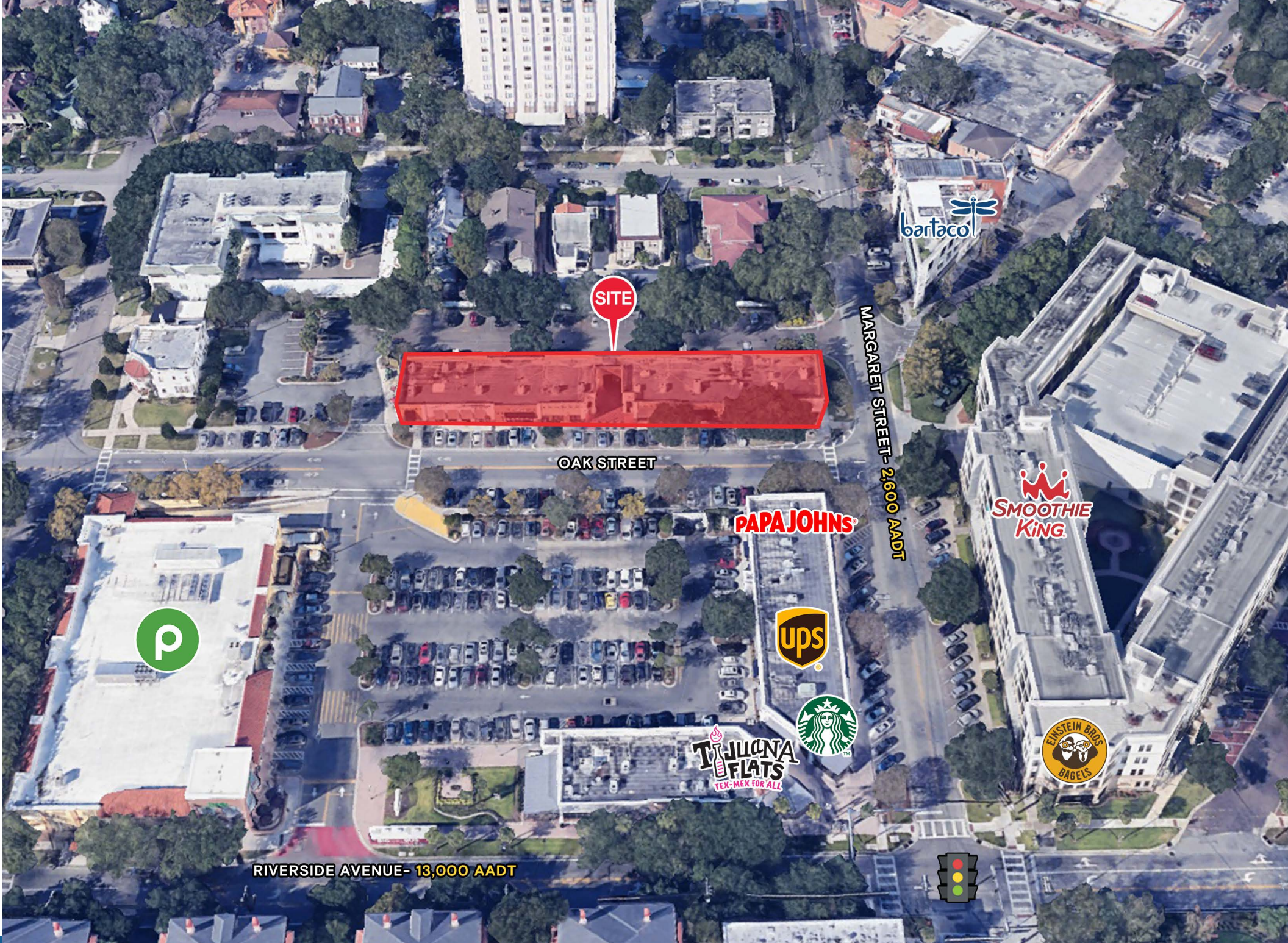


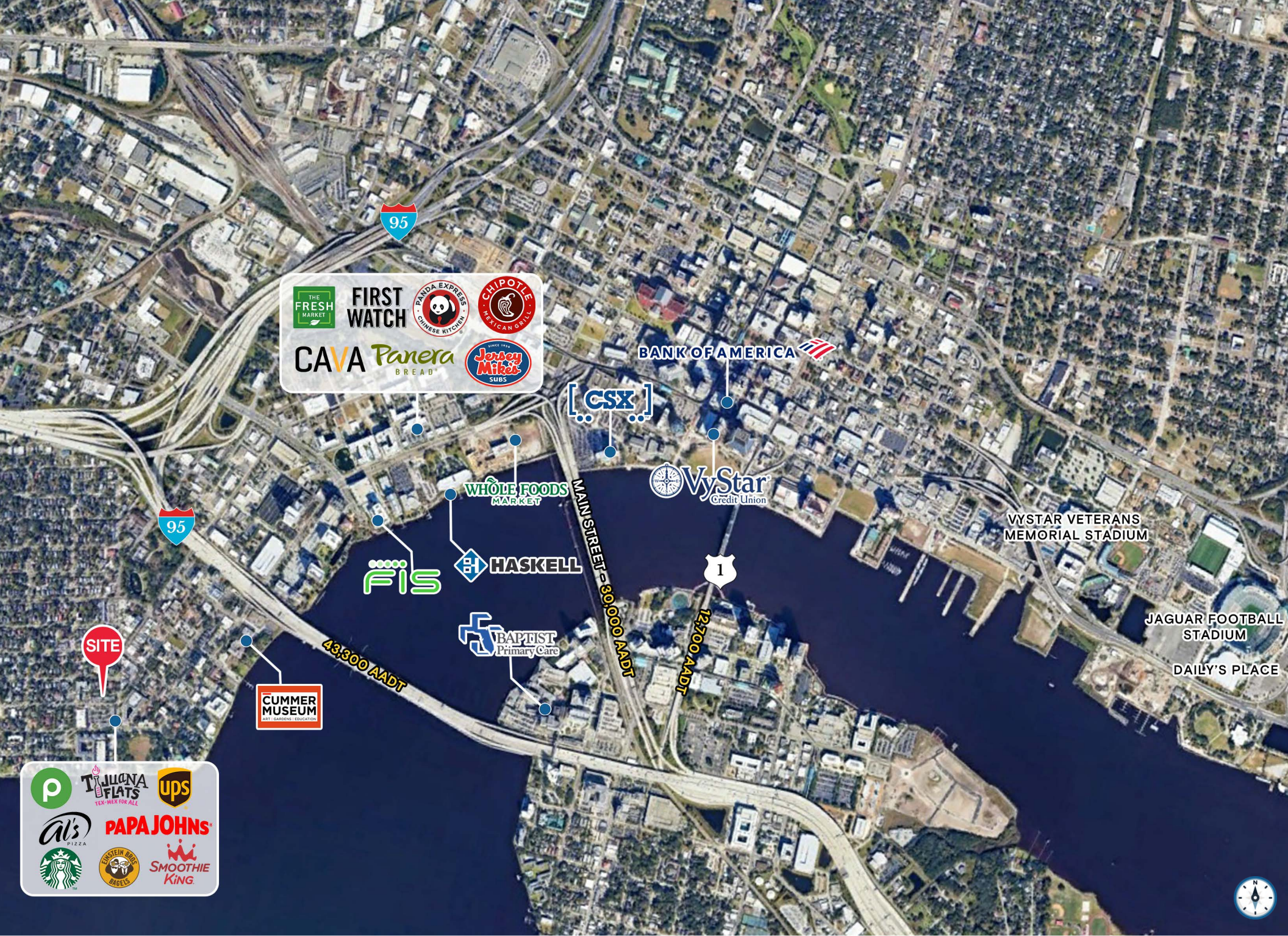


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### Tenant Roster

105	Firehouse Subs	2,650 SF	101 & 102	Truist	2,000 SF	203	Sundays Salon	1,500 SF
104	Beachview Event Rentals and Design	1,000 SF	205	AT&T	1,000 SF	200	Coming Available	3,500 SF
103	Riverside Nail Spa	1,350 SF	204	Gwynne Mims Salon	1,000 SF			










BANK OF AMERICA

[CSX]

VyStar Credit Union

VYSTAR VETERANS MEMORIAL STADIUM

JAGUAR FOOTBALL STADIUM

DAILY'S PLACE

43,300 AADT

MAIN STREET - 30,000 AADT

12,700 AADT

SITE

CUMMER MUSEUM ART, GARDENS, EDUCATION








# Contact Brokers

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[katzretail.com](http://katzretail.com)

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