

1604 MARGARET ST, JACKSONVILLE, FL 32204

# RIVERSIDE



CLASS A COMMERCIAL REAL ESTATE

APPROXIMATELY 4,565 SQ FT AVAILABLE

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ASHCO CENTERS



# RIVERSIDE

1604 MARGARET STREET,  
JACKSONVILLE, FL 32204

Establish your business in the heart of Jacksonville's oldest and trendiest neighborhood, Five Points-Riverside. This landmark building, constructed nearly a century ago, offers a prime location just steps away from stunning parks and world-class museums. Surround your company with the city's most fashionable dining and shopping spots in this historic and architecturally diverse community.

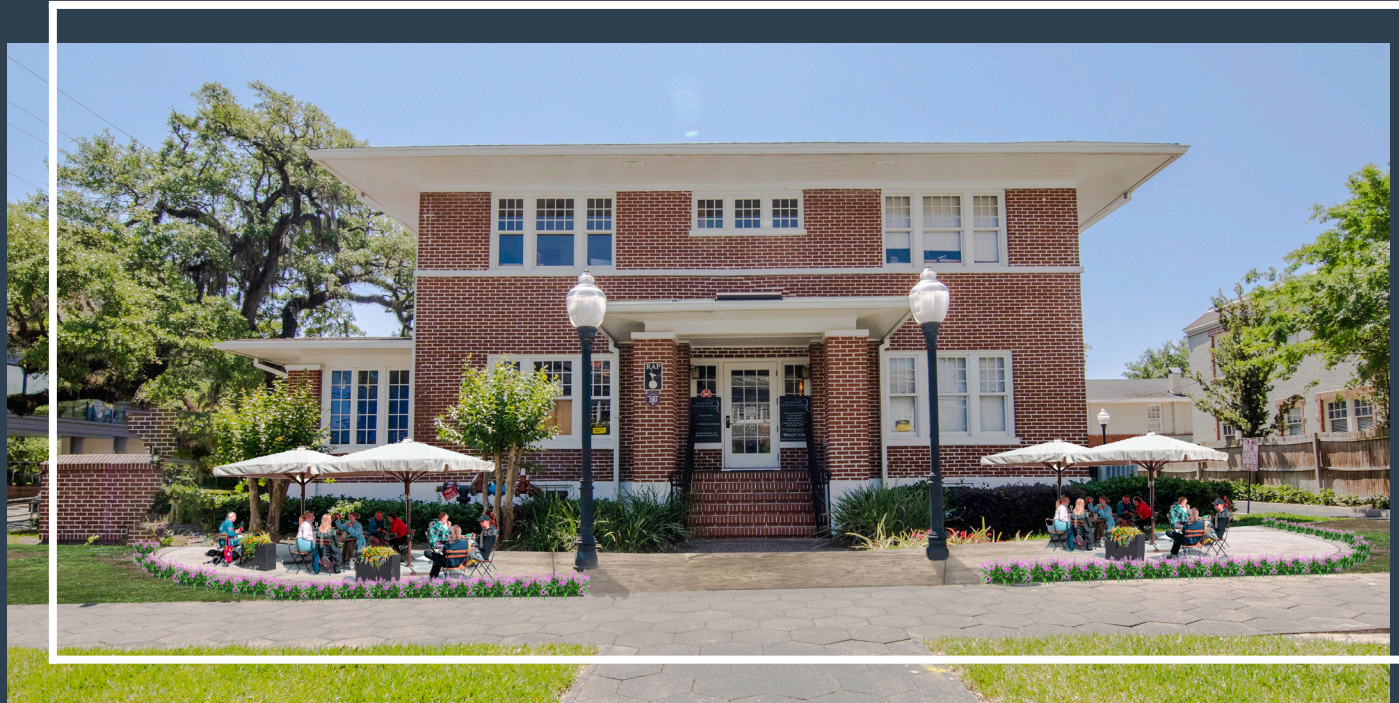


ASHCO CENTERS

## LEASING

T: 904.242.9000

info@ashco-inc.com



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# SITE PLAN

**BUILDING SIZE:**  
**+/- 4,565 SQ FT**

**PROPERTY SUBTYPE:**  
**BANK**

**ZONED:**  
**CCG1**

## KEY HIGHLIGHTS

- TWO LANE DRIVE THRU
- PYLON SIGN
- EASY ACCESS TO PARKING

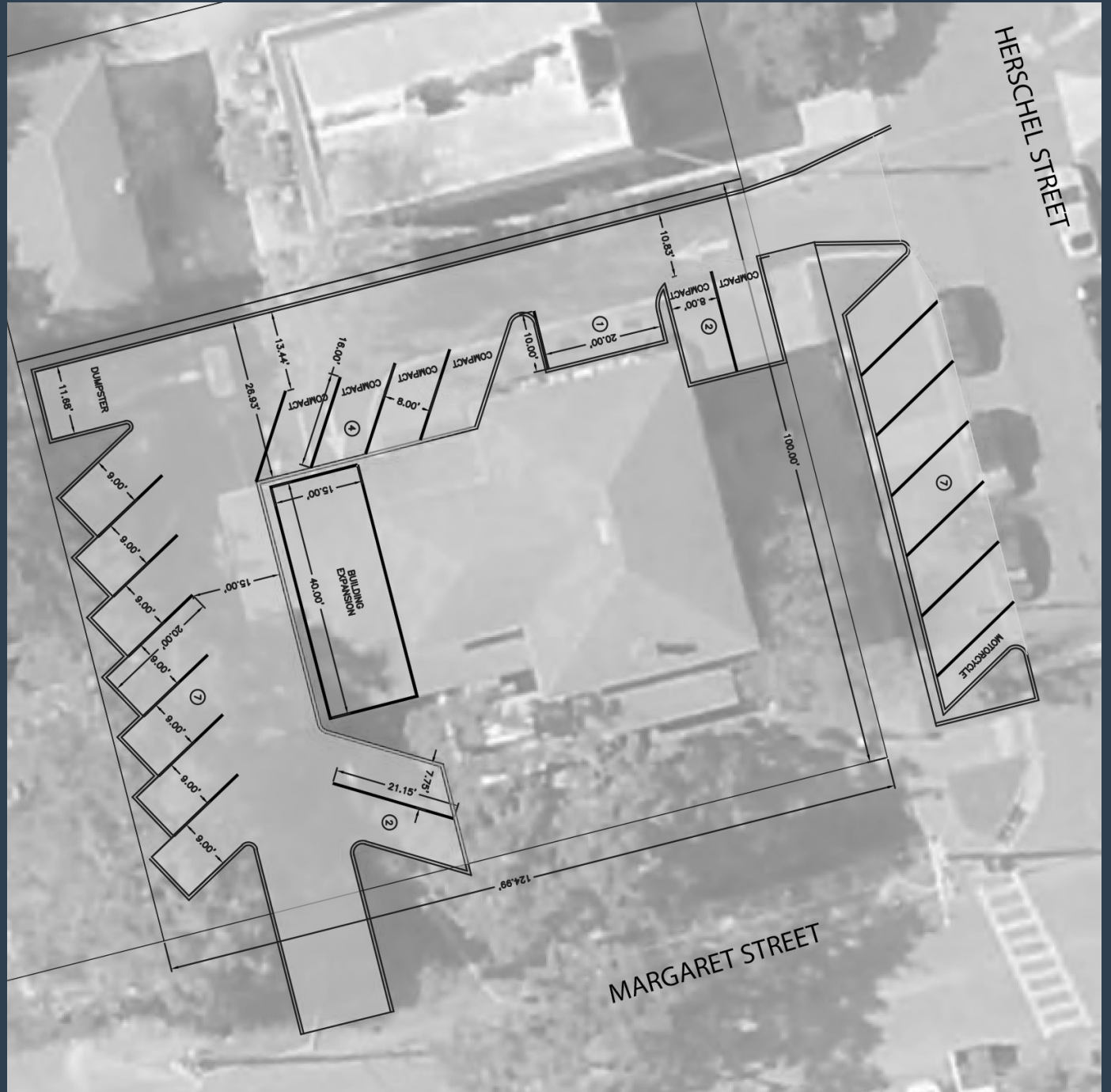


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# DEMOGRAPHICS

2024 ESTIMATED DEMOGRAPHICS  
5-MILE RADIUS



POPULATION  
**203,240**



MEDIAN AGE  
**37**



AVG HOUSEHOLD  
INCOME

**\$65,282**



TRAFFIC  
VOLUME

**39,849**



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# NEIGHBORHOOD

Five Points, nestled in the Riverside area, is a vibrant residential neighborhood celebrated for its eclectic mix of vintage shops and unique eateries. Known for its artistic flair, this trendy locale is a popular destination for those seeking a lively atmosphere with a touch of the unconventional.

- 5 POINTS VINTAGE
- 904 TACO
- AL'S PIZZA
- ALEWIFE BOTTLESHOP & TASTING ROOM
- ANOTHER BROKEN EGG CAFE
- AT&T
- BAKERY RIBAUT
- BARTACO
- BIRDIE'S
- BOGER'S SHOES
- BOLD BEAN
- BREW 5 POINTS
- BURGER KING
- CARMINE'S PIE HOUSE
- CHASE MORTGAGE
- COOL MOOSE CAFE
- CRANE RAMEN
- CUMMER MUSEUM

- DAUGHTER'S FLOWER SHOP
- EINSTEIN BROS. BAGELS
- ESCAPE RESTAURANT & BAR
- EUROPEAN STREET CAFE
- FIREHOUSE SUBS
- GRASS ROOTS NATURAL MARKET
- HAWKERS
- JAZZY'S RESTAURANT & LOUNGE
- JIMMY JOHN'S
- Kaika Teppanyaki Asian Fusion
- KICKBACKS GASTOPUB
- KEG & COIN
- LOLA'S BURRITO & BURGER JOINT
- MIDNIGHT SUNS IMPORTS
- MIXED FILLINGS PIE SHOP
- MOTION SWEETS
- NACHO TACIO
- PANDA HOUSE

- POKE BOWL SALAD
- PUBLIX
- ROOT DOWN
- SAKE HOUSE
- SMOOTHIE KING
- SOUTHERN ROOTS FILLING STATION
- S&R DIM SUM
- SWEETFROG
- SWEET THEORY
- SURTERRA WELLNESS
- TAQUERIA CINCO
- THE BREAD & BOARD
- THE MOSSFIRE GRILL
- TIJUANA FLATS
- TOSSGREEN
- WALGREENS
- WALL STREET LOUNGE
- WENDY'S



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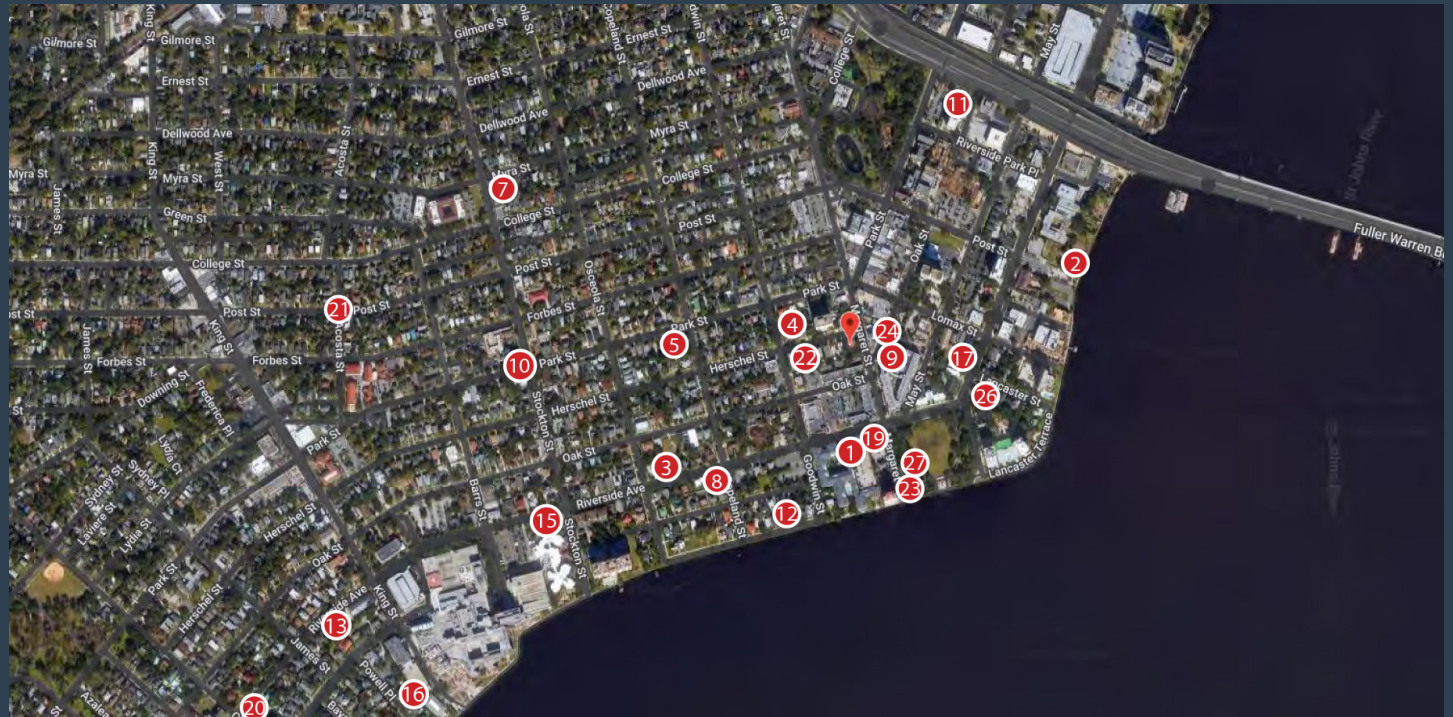


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# RESIDENTIAL

Riverside is home to a range of housing options, from historic single-family homes and bungalows to contemporary apartments and condominiums. The area is renowned for its eclectic vibe, with a thriving arts scene, trendy shops, cafes, and restaurants. Residents enjoy close proximity to the St. Johns River, parks, and cultural attractions, making Riverside a sought-after location for those seeking a dynamic urban lifestyle with a touch of old-world charm.



## LEASING

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|    |                            |           |
|----|----------------------------|-----------|
| 1  | Bell Riverside Apartments  | 257 Units |
| 2  | 2 Riverside St. Johns      | 125 Units |
| 3  | The Osceola                | 12 Units  |
| 4  | The Meurice Apartments     | 12 Units  |
| 5  | The Lucerne                | 8 Units   |
| 6  | 220 Riverside              | 294 Units |
| 7  | Marybuilt Apartments       | 6 Units   |
| 8  | Fenimore Apartments        | 6 Units   |
| 9  | 9 The Charron              | 4 Units   |
| 10 | Park Manor Apartments      | 14 Units  |
| 11 | Riverside Park Apartments  | 90 Units  |
| 12 | Montague Place Apartments  | 6 Units   |
| 13 | Riverside Court Apartments | 17 Units  |
| 14 | Vista Brooklyn             | 308 Units |

|    |                                   |           |
|----|-----------------------------------|-----------|
| 15 | Celena Apartments                 | 4 Units   |
| 16 | Riviera Park Apartments           | 131 Units |
| 17 | The Napier                        | 4 Units   |
| 18 | The Brooklyn Riverside Apartments | 310 Units |
| 19 | Villas of St Johns                | 400 Units |
| 20 | Willowbranch Apartments           | 2 Units   |
| 21 | Anna Court Apartments             | 12 Units  |
| 22 | Chelsea-Riverside Condo           | 20 Units  |
| 23 | Park Lane Condo                   | 34 Units  |
| 24 | 1661 Riverside                    | 90 Units  |
| 25 | Lofts at Brooklyn                 | 133 Units |
| 26 | 558 Lancaster St                  | 4 Units   |
| 27 | Broadview Towers Inc              | 157 Units |

2,460 Units Total

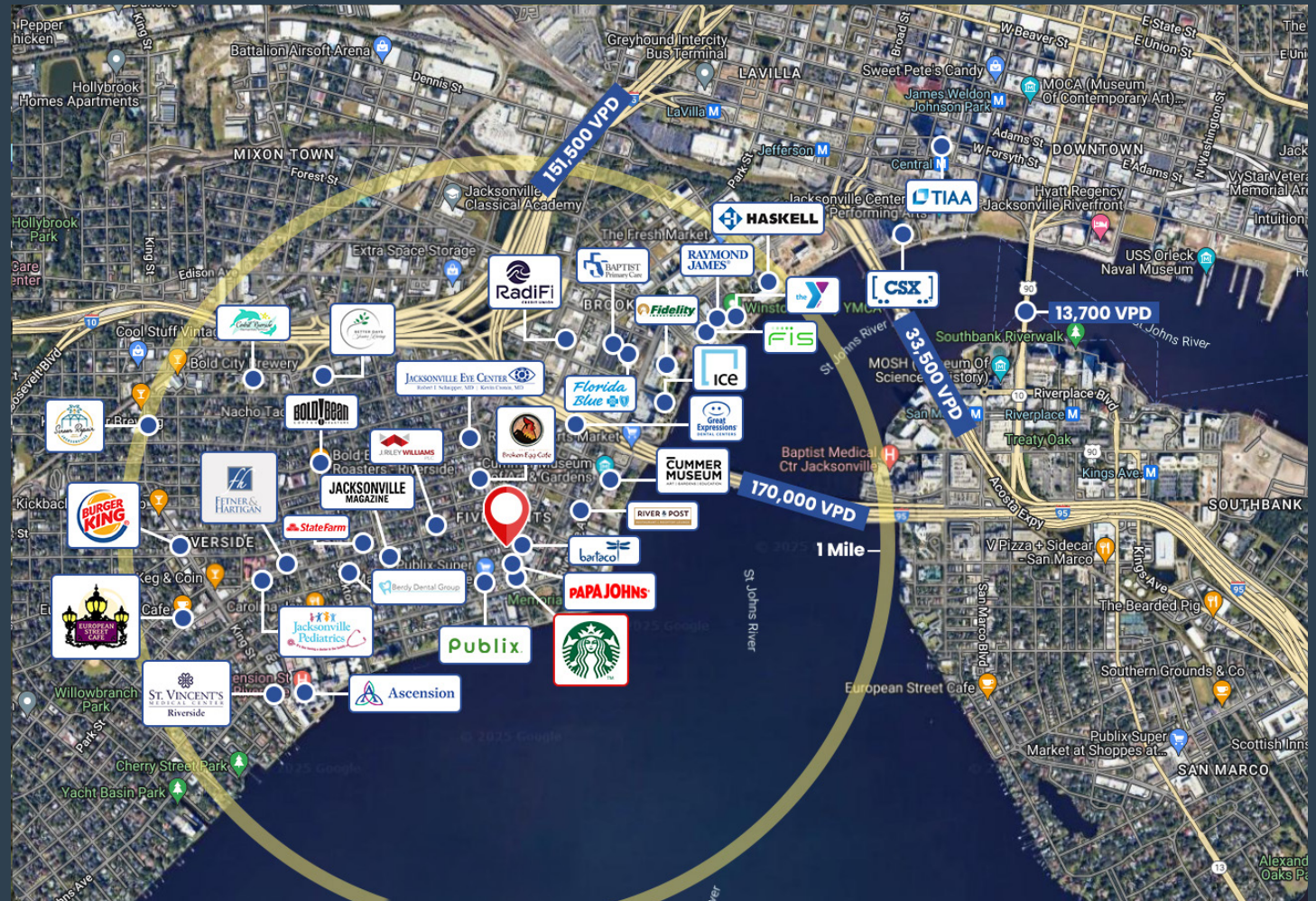
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Jacksonville, Florida, hosts a diverse range of employers from various industries, including healthcare, finance, logistics, and government. Here's a list of some of the top employers in Jacksonville:

| Employer                                                                          | Business                  | Employees | Distance | Employer                                                                          | Business        | Employees | Distance |
|-----------------------------------------------------------------------------------|---------------------------|-----------|----------|-----------------------------------------------------------------------------------|-----------------|-----------|----------|
|  | Baptist Health            | 6,335     | 5 mins   |  | TIAA Bank       | 2,362     | 3 mins   |
|  | Fidelity Investments      | 4,117     | 4 mins   |  | Florida Blue    | 1,008     | 3 mins   |
|  | Intercontinental Exchange | 2,536     | 3 mins   |  | CSX Corporation | 800       | 4 mins   |

**±17,158 fortune 500 company employees within a 5-minute drive.**



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# WHY RIVERSIDE

Listed in the National Register of Historic Places, Riverside is one of Jacksonville's oldest and coolest neighborhoods. Voted one of the country's top Great Neighborhoods, Riverside and Avondale offer a unique mix of history, culture, charm, and modern design. This is a hip part of town with a young population. Million-dollar waterfront homes and upscale apartment buildings are common, yet the area feels unpretentious. The vibe here is one of community, urban living, and supporting local businesses. Riverside is also home to the world-class Cummer Museum of Art and Gardens, adding to its cultural appeal.

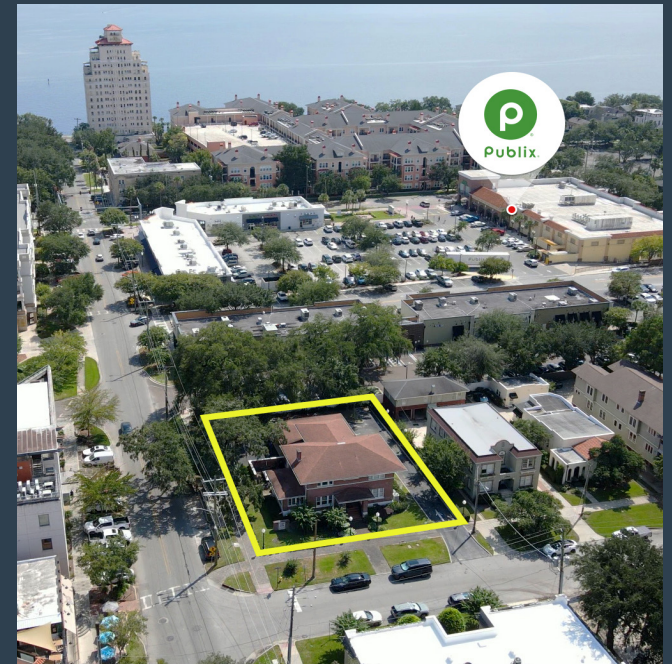


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# ABOUT JACKSONVILLE



## #1 MOST POPULOUS CITY IN FLORIDA

Jacksonville is one of the fastest-growing cities in the Southeast with part of a metro area of **1.7M+** and over **985,000** residents (U.S. Census Bureau, 2023).



## TOP 10 U.S. CITY FOR GROWTH

Jacksonville ranks in the top 10 for **net migration** and **job growth** among major metros (Forbes, 2024).



## BUSINESS-FRIENDLY CLIMATE

No state income tax or corporate franchise tax on capital stock. Florida consistently ranks among the **top states for business** (Chief Executive Magazine, 2024).



## YOUNG & EDUCATED WORKFORCE

Median age of **38** and access to a **regional labor force of over 850,000** across Northeast Florida.

**Jacksonville is Florida's largest city by population and land area — a booming gateway market offering a diverse, growing customer base and dynamic quality of life.**



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## YEAR-ROUND QUALITY OF LIFE

Over **220 days of sunshine** per year, **22 miles of beaches**, a growing downtown, and access to **historic districts, family-friendly suburbs**, and **outdoor recreation**.



## 25-MINUTE AVERAGE COMMUTE TIME

Among the shortest in major U.S. cities, helping employers access more workers across the metro.



## STRONG HEALTHCARE & LOGISTICS INFRASTRUCTURE

Home to Mayo Clinic, Baptist Health, UF Health, and a top 3 port in Florida — making it ideal for **medical, distribution and consumer-facing brands**.

## TOP EMPLOYERS IN THE JAX REGION



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# ABOUT ASHCO

Real estate is about more than buildings for us; it's about helping business owners achieve their dreams of a prime location where clients feel welcome and eager to visit. It's about connecting real estate with local communities.

For over 50 years, Ashco has used innovative architectural design and strategic locations to positively impact neighborhoods and enhance the lives of those who interact with our spaces. We work exclusively with our tenants to build unique and inviting retail environments, shaping the future of retail together.



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Ashco board is proud to support the following organizations



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