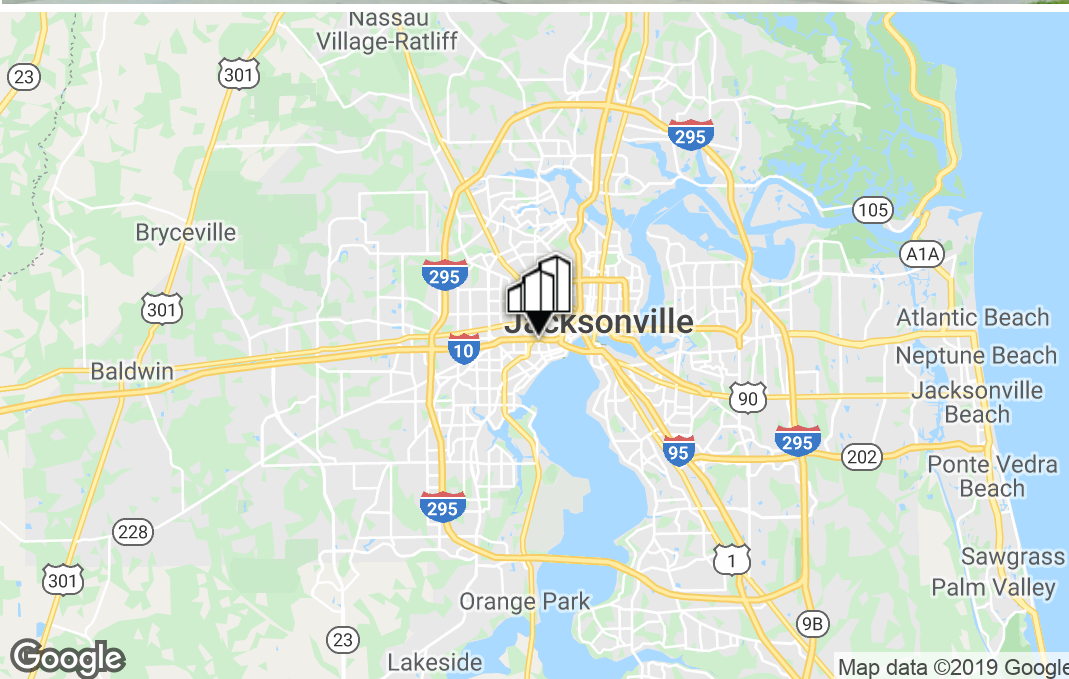


RETAIL PROPERTY FOR LEASE

757 KING STREET
JACKSONVILLE, FL 32204



PRIMEREALTY



For More Information:

Kayla Deguzman

Associate Director
904.930.4459

kdeguzman@primerealtyinc.com

4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family | Student Housing | Hotels

Information gathered from sources deemed to be reliable. Buyer shall not rely solely on this information and should check and verify.

Overview



OFFERING SUMMARY

Lease Rate:	\$1,000 - 2,000 per month (MG)
Building Size:	5,107 SF
Available SF:	1,200 - 2,400 SF
Lot Size:	0.11 Acres
Year Built:	1927
Zoning:	RMD-B
Market:	Jacksonville
Submarket:	Riverside
Parking:	Off site parking available

PROPERTY OVERVIEW

Introducing this 1,200 - 2,400 SF available for lease in the rapidly growing Riverside sub-market. The RMD-B zoning allows for a variety of uses such as; office space, retail space, tattoo shop, art studio, dance studio, hair/nail salon and more! Riverside is a bohemian neighborhood with funky coffee shops, outdoor cafés, one-of-a-kind shopping, nightclubs, antique stores, and more.

PROPERTY HIGHLIGHTS

- Located in the growing Riverside sub-market of Jacksonville
- Each unit has a bathroom and a large storage closet.
- This area has significant potential to act as the pulse between popular Five Points and Shoppes of Avondale and is primed for redevelopment and reuse of existing buildings to promote connectivity within the historic districts.
- Nearby retailers include Kickbacks Gastropub, Cork Art Studios, Hamburger Mary's Pub House, The Loft, Burger King, The Garage, Carmines Pie House, Center State Bank, Two Dudes Seafood, Walgreens, Sweet Theory Baking and Riverside Liquors.

Kayla Deguzman

Associate Director

904.930.4459

kdeguzman@primerealtyinc.com

Retail Property For Lease | 757 King Street



Additional Photos



Kayla Deguzman

Associate Director

904.930.4459

kdeguzman@primerealtyinc.com

4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family | Student Housing | Hotels

Retail Property For Lease | 757 King Street



Surrounding Retailers



Kayla Deguzman

Associate Director

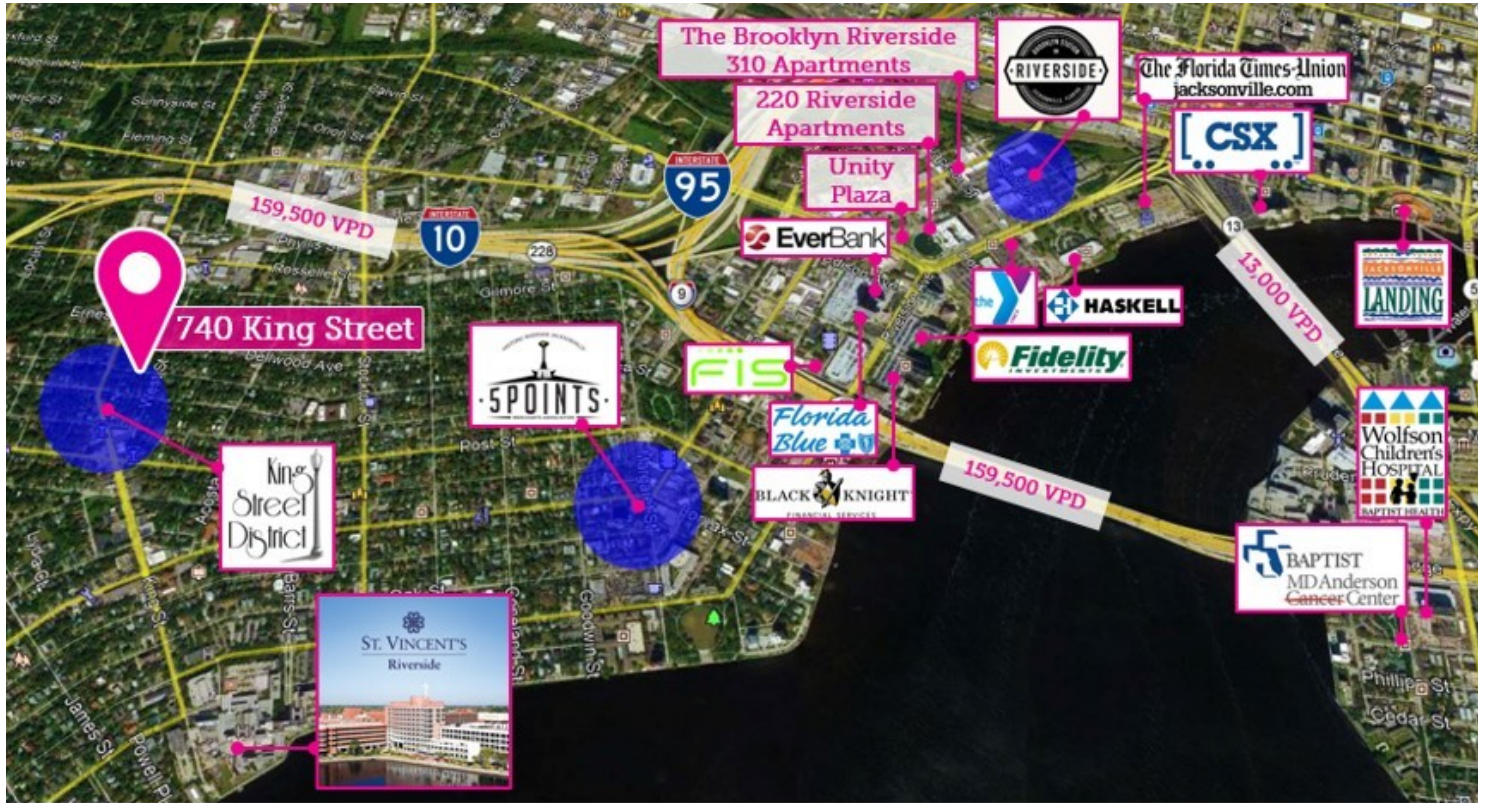
904.930.4459

kdeguzman@primerealtyinc.com

4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family | Student Housing | Hotels

Millennials & Nearby Urban Neighborhoods



JACKSONVILLE MILLENNIAL STATISTICS

Jacksonville's riverside sub-market has had the highest percentage growth in millennials over the last five years of anywhere in the state.

Jacksonville was voted as the #5 most popular city to which millennials are moving. The data was cultivated from the U.S. Census Bureau showing the number of people between ages 20 and 34 who moved to the city was more than 6,350, less than 200 millennials from the #4 spot.

As millennials continue to shift the economic and cultural landscape of Jacksonville, their influence is expected to supplement projects by city officials who look to double Downtown's population within the next few years.



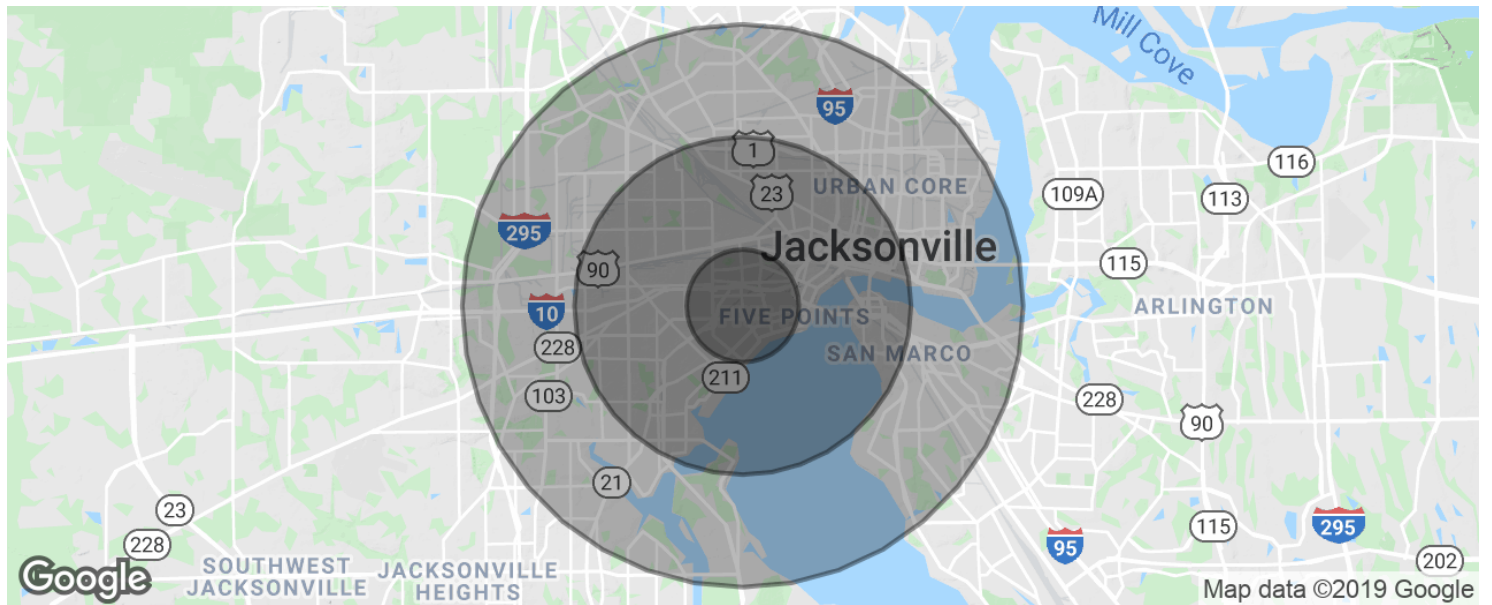
Kayla Deguzman

Associate Director

904.930.4459

kdeguzman@primerealtyinc.com

Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,182	70,785	175,642
Median age	36.9	36.7	36.4
Median age (Male)	35.0	36.2	35.0
Median age (Female)	40.5	37.5	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,246	30,420	71,536
# of persons per HH	2.2	2.3	2.5
Average HH income	\$49,915	\$52,405	\$51,739
Average house value	\$200,840	\$207,263	\$235,924



Kayla Deguzman

Associate Director

904.930.4459

kdeguzman@primerealtyinc.com