

The Renaissance at Riverside
2008 Riverside Ave. Jacksonville, FL 32204



Riverside Revamp

Historically voted as one of the “Top 10 Neighborhoods” in the country.

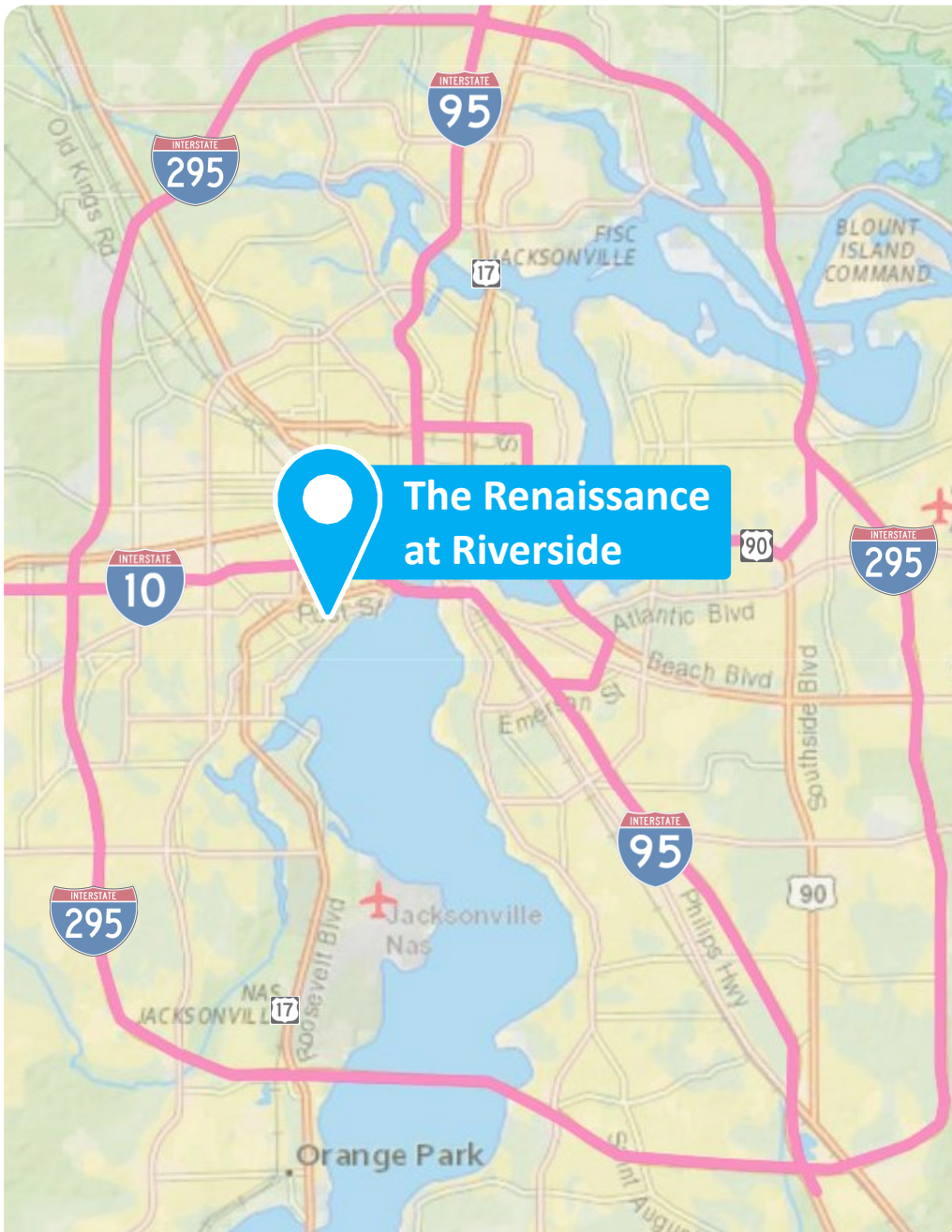
Located just southwest of Downtown Jacksonville and in close proximity to I-95 and I-10, the Riverside Historic District offers a unique mix of history and culture. The area, which includes beautiful million dollar homes, cute bungalows and a hip vibe, caters to a diverse population, young and old, and creates an incomparable sense of community. The Riverside neighborhood combines a true live-work-play destination by offering easy access to many local shopping and dining experiences.

2008 Riverside Ave. puts you in the center of all that the area has to offer. This historic freestanding office and residential building is located right next to beautiful Memorial Park and offers breathtaking views of the St. John’s River. Take advantage of this opportunity for redevelopment in one of Jacksonville’s most desirable neighborhoods.

Nearby retailers include Publix Supermarket, Starbucks, Smoothie King, Sushi Café, Tijuana Flats, River & Post, Einstein Bagels, Black Sheep, Wendy’s, Bread & Board, Hoptinger, Alewife, New Leaf, and Hawkers Asian Fare.



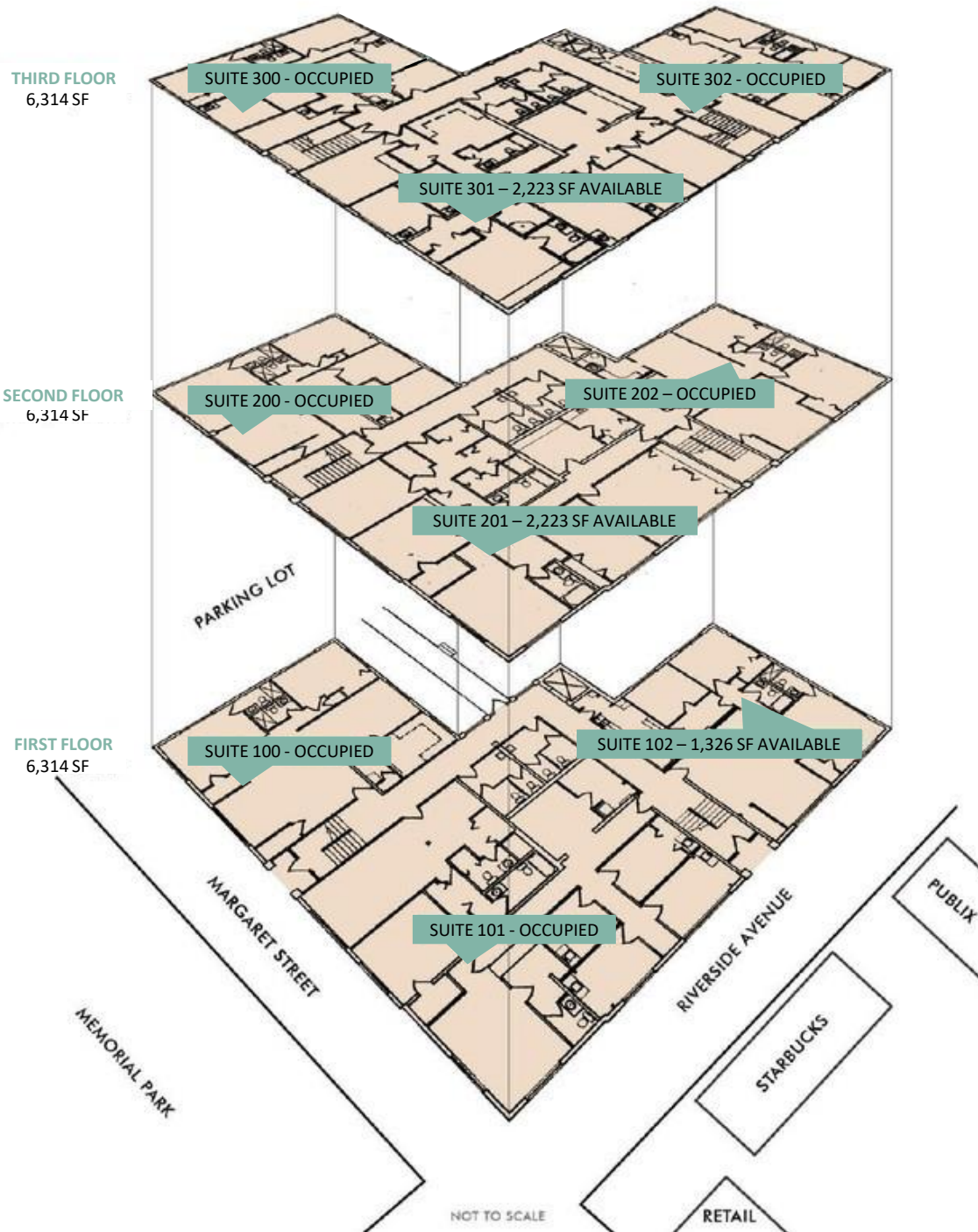
The Location



- Jacksonville's 32204 ZIP code, encompassing most of Riverside and some of Lavilla, has seen a 45 percent increase in millennials over the past five years. The area beats out ZIP codes in Orlando and Miami, also making the Top-10 list. Nationally, 32204 ranks No. 6 out of the 30 biggest cities.
- With close proximity to Downtown, I-10, and I-95, The Renaissance at Riverside is located on the high visibility intersection of Riverside Avenue and Margaret Street.
- The subject property offers striking river views of downtown and lies within one of Jacksonville's most affluent neighborhoods.
- Originally a residential suburb, commercial uses became prominent during the 20th century and the area became included in Jacksonville's central business district. In the 21st century, it has become the site of many new developments, including the Brooklyn Station which is home to restaurants and shopping and Unity Plaza.
- With home prices ranging up to \$5 million, weekly arts and cultural events, and no shortage of green space, residents and visitors alike flock to Riverside / Brooklyn for entertainment and relaxation.



PROPERTY LAYOUT



Sale Highlights

- **Sale Price:** \$2,800,000
- The Renaissance at Riverside is a three story, historic building located in the heart of Riverside with great redevelopment opportunities. Potential to be developed as office, residential or multi-family.
- Adjacent to Memorial Park and set on the beautiful St. Johns River, this building has ample parking and conveniently located on the corner of Riverside Avenue and Margaret Street, The Renaissance at Riverside is located across the street from the Publix anchored shopping plaza and within walking distance to boutiques and restaurants.
- **Property Type:** Office, Residential, Retail
- **Building Size:** 18,266 SF with the ability to add an additional 18,000 SF
- **Building Class:** B
- **Lot Size:** 0.55 AC
- On-site parking.
- **Stories:** 3
- **Zoning:** CRO
- **Year Built:** 1939
- **Elevators:** 1
- Each suite is separately metered for electric and has bathroom plumbing.







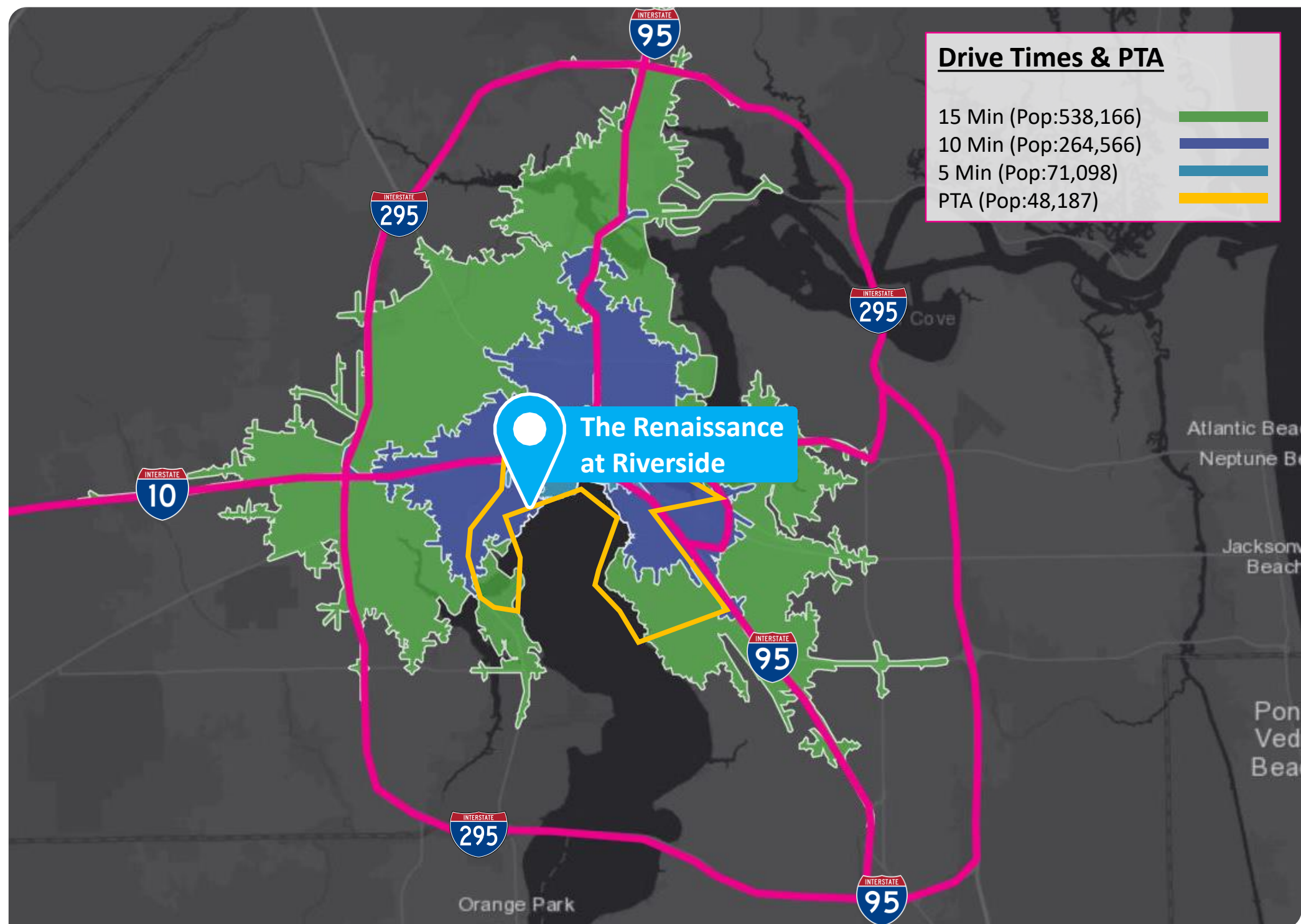
Building Photos

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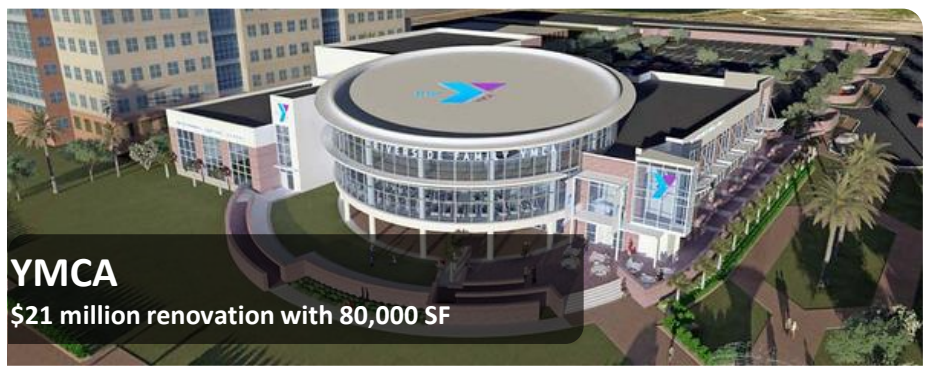


Drive Times & PTA

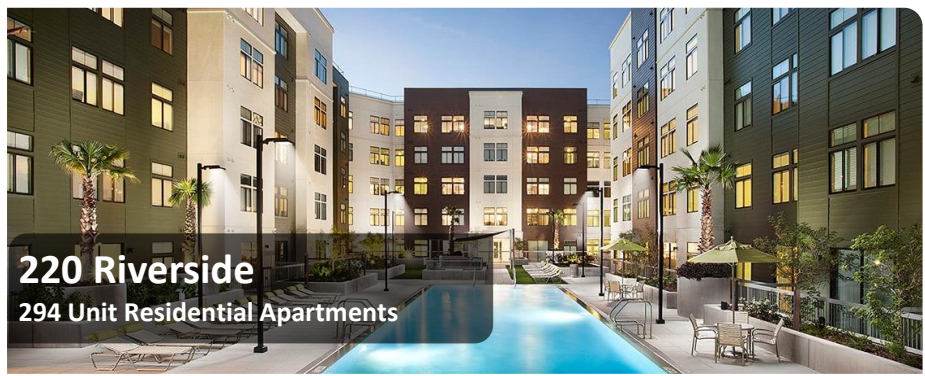
15 Min (Pop:538,166)	
10 Min (Pop:264,566)	
5 Min (Pop:71,098)	
PTA (Pop:48,187)	



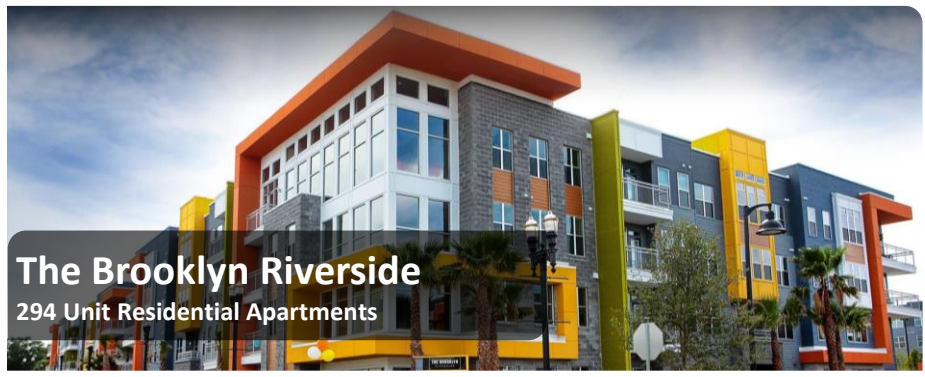
The Renaissance at Riverside



YMCA
\$21 million renovation with 80,000 SF



220 Riverside
294 Unit Residential Apartments



The Brooklyn Riverside
294 Unit Residential Apartments



Vista Brooklyn Development
300 Apartments



The Renaissance at Riverside

Memorial Park

SMOOTHIE KING
EINSTEIN BROS. BAGELS

TIJUANA FLATS
STARBUCKS COFFEE
Susti-Cafe

BLACK SHEEP RESTAURANT

Wendy's

5POINTS
it's different.





Site Location

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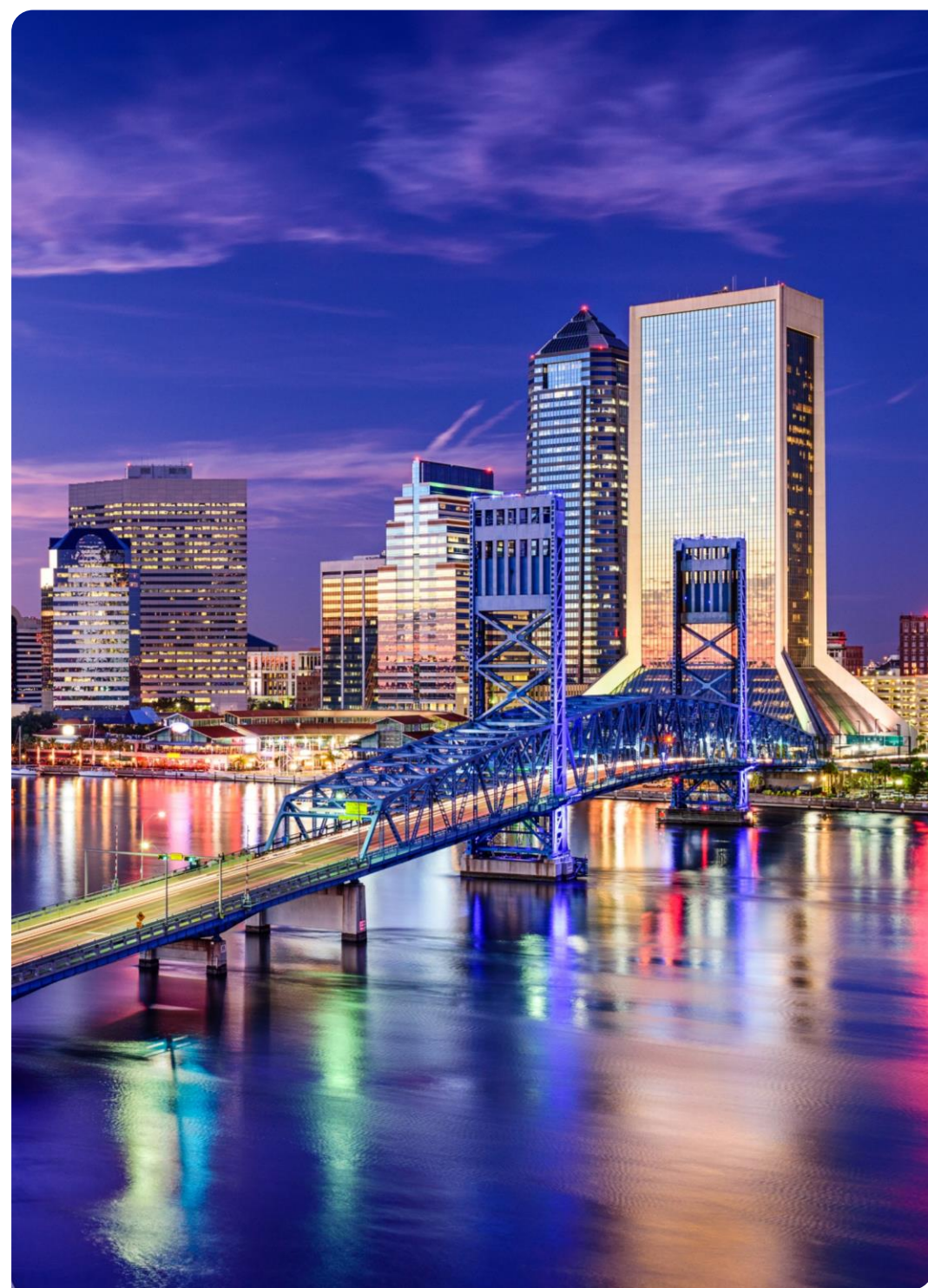
Riverside & Brooklyn

The destination and point for a dense workplace population.






The trade area draws a strong daytime population from those who commute to downtown and live in Jacksonville. The Renaissance at Riverside is along with more than 18,817 businesses within a 15-minute drive time. Within the last two years, the area has seen a significant increase in workplace employees, totaling 220,139.

Major employers include:

Business	Employees	Distance
▪ Baptist Health	6,335	7 mins
▪ Fidelity Investments	4,117	4 mins
▪ Black Knight Financial	2,536	3 mins
▪ EverBank	2,362	4 mins
▪ Florida Blue	1,008	4 mins
▪ CSX Corporation	800	5 mins
▪ The Haskell Co.	503	4 mins





		5-Minute Drive	10-Minute Drive	15-Minute Drive
	Population	9,904	74,070	210,608
	Workplace employees	28,848	123,563	220,139
	Average Household Income	\$74,292	\$57,006	\$56,474
	2023 Projected Households	6,025	31,837	89,820
	Median Age	42.4	38.9	39.0

LIFESTYLE SEGMENT

16.8%

Striving Singles
Age 25 - 54

LIFESTYLE SEGMENT

13.2%

Young Professionals
Age 25 - 54



About Prime Realty

Prime Realty is the **premier** commercial real estate brokerage and property management firm in Jacksonville, FL. We service our clients with office, industrial, multi-family and retail property needs.

Prime Realty is a **full service** team servicing developers, owners, and investors throughout Florida and Georgia. We create value for our clients through our superior process for selecting, developing, managing and marketing commercial real estate.

Our goal is to achieve the **greatest** return on the real estate assets it services. What separates Prime Realty from the average real estate firm is our proven system for success and commitment to operational excellence.

At Prime Realty, our expertise is **unparalleled**. We're comprised of distinguished leaders and innovators from many sectors of the commercial real estate industry who continue to contribute to the Northeast Florida real estate landscape.



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