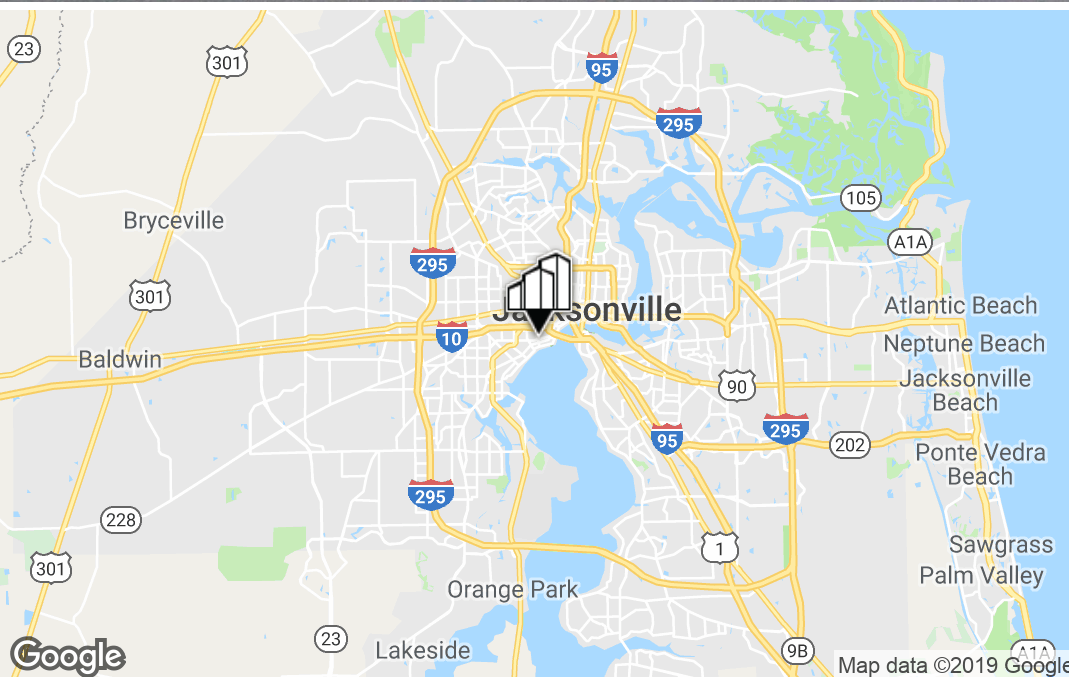# RIVERSIDE REDEVELOPMENT FOR LEASE

2502 & 2510 OAK STREET
JACKSONVILLE, FL 32204

PRIME REALTY

For More Information:

Matthew Clark
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OFFERING SUMMARY

Lease Rate: $35.00 SF/yr (NNN)

Available SF: 1,900 - 2,400 SF

Market: Jacksonville

Sub-Market: Riverside

PROPERTY OVERVIEW

2502 & 2510 Oak Street sit on the corner of Oak and Stockton Street in the Riverside sub market of Jacksonville. This unique opportunity is located between the popular Five Points and Avondale commerce districts, and one block from St. Vincent's Hospital. Listed in the National Registry of Historic Places, Riverside is one of Jacksonville's oldest and coolest neighborhoods.

- Construction started 4/18 on building improvements
- Full entitlements in place for restaurant users and rendered facade improvements.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
2502 Oak Street	$35.00 SF/yr	1,900 SF
2510 Oak Street	$35.00 SF/yr	2,400 SF

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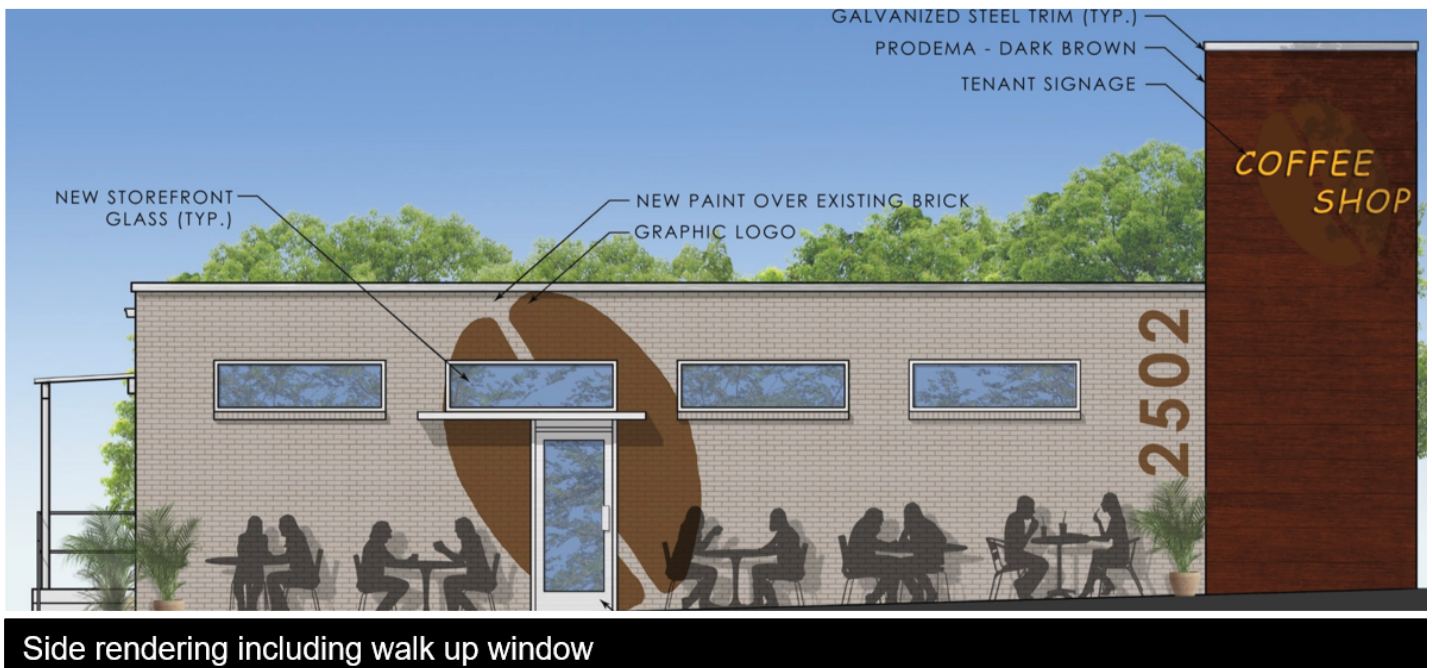Senior Vice President
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Property Highlights

2502 OAK STREET

- Currently under construction
- Corner exposure at signalized intersection
- Fully entitled for restaurant and exterior façade improvements (no restrictions on alcohol)

- **Landlord to deliver Exterior Improvements:**
    - New façade with roll up door and walk up serving window
    - Utilities brought to building underground
    - New paved parking lot

- **Landlord to deliver Interior Improvements:**
    - New insulated roof for exposed ceiling design
    - Electrical panel
    - Plumbing stubbed out
    - HVAC on roof

Front façade rendering

Side rendering including walk up window

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Office | Industrial | Retail | Multi-Family | StudentHousing | Hotels

Property Highlights

2510 OAK STREET

- Currently under construction
- Corner exposure at signalized intersection
- Fully entitled for restaurant and exterior façade improvements (no restrictions on alcohol)

- **Landlord to deliver Exterior Improvements:**
    - New façade with two roll up doors.
    - Outdoor patio area with large oak tree canopy
    - Utilities brought to building underground
    - New paved parking lot

- **Landlord to deliver Interior Improvements:**
    - New insulated roof for exposed ceiling design
    - Electrical panel
    - Plumbing stubbed out
    - HVAC on roof

Oak tree covered patio space

Front façade rendering

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Retailer Map

Location Overview

SUB-MARKET OVERVIEW

Voted as one of the country's top 10 Great Neighborhoods, Riverside & Avondale have 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 the norm, but there is nothing pretentious about the area, instead the vibe here is that of community, urban living, and keeping it local.

Jacksonville's historic Riverside neighborhood has a new, growing food district on King Street. Locally owned and operated restaurants and bars are opening seemingly every day on King Street, giving this strip new life and flavors.For nearly a decade now, citizens of Jacksonville have frequented the weekly Riverside Arts Market, where customers can purchase fresh produce, discover local businesses, and listen to live music from local artists. Adding to the cultural richness of the area, nearby attractions include museums, block parties, parks, arts markets and more.