



Riverside Retail For Sale

975 McDuff Ave., Jacksonville, FL 32205



Riverside

HISTORICALLY VOTED AS ONE OF THE "TOP 10 NEIGHBORHOODS" IN THE COUNTRY

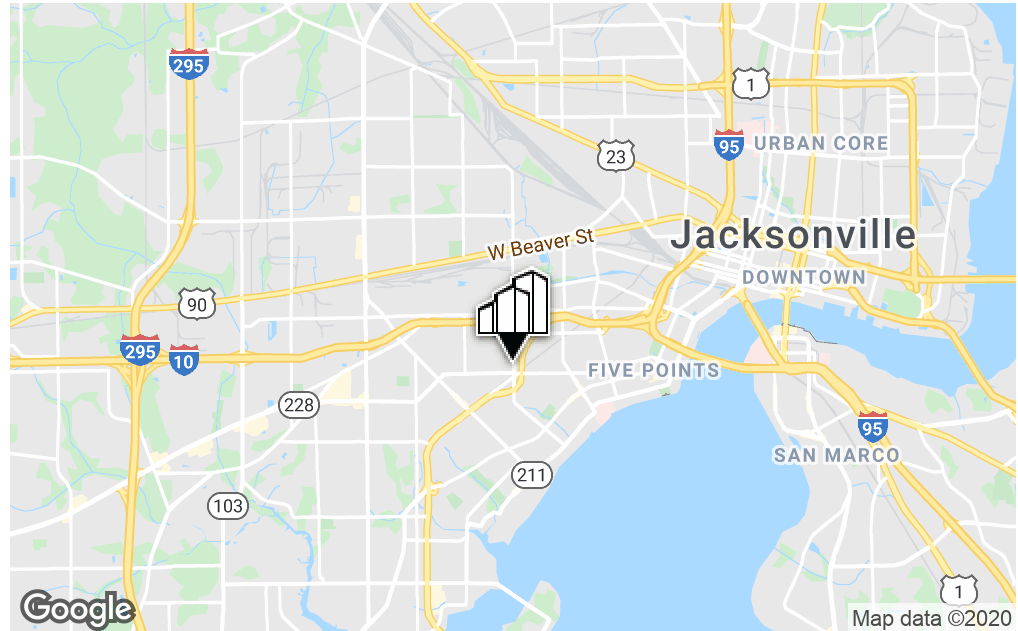
975 McDuff Ave. South is a retail re-purpose opportunity located in the highly desirable Riverside neighborhood of Jacksonville.

Just southwest of Downtown Jacksonville and in close proximity to I-95 and I-10, lies the Riverside Historic District which 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.

Area retailers include Publix, Mellow Mushroom, MedMen, Maple Street Biscuit Co., Hawkers Asian Street Fare, Bold Bean Coffee Roasters, and many more.



Sale Details



Property Overview

Introducing 975 McDuff Avenue South, a freestanding building near the signalized intersection of McDuff Ave., Roosevelt Blvd., and Post St. Located centrally between historic Riverside and up-and-coming Murray Hill, this property is located in a dense retail neighborhood. This is a perfect re-purposing opportunity for a boutique, bakery, or cafe, as this property has great visibility with over 100' of frontage on McDuff Ave. and ample space behind building to add additional parking or patio seating.

Property Highlights

- Freestanding retail opportunity in desirable Riverside sub-market
- Potential for tax incentives related to reuse and revitalization
- Opportunity for additional parking or outdoor seating in rear of building
- Great location near busy signalized intersection
- Over 100' frontage on McDuff Ave.
- Walking distance to the Murray Hill retail district with many restaurants and boutiques
- Dense residential population in surrounding area

Sale Summary

Sale Price:	\$165,000.00
Building Size:	2,178 SF
Lot Size:	0.12 AC
APN:	063899-0000
Zoning:	CCG-2
Number of Floors:	2



BOLD CITY
HERE WE BAK

VAGABOND
Coffee
MURRAY HILL THEATRE

EL JEFE
Taco-Mex
CHOP
BREADSTREET

BOLD/bean
COFFEE ROASTERS
FOOD DOG
CURRENCY TRADERS

K
KANGAROO
K

CARMINE'S
PIE HOUSE
ITALIAN RESTAURANT

EDGEWOOD AVE 10,262 VPD

MAPLE STREET
EST. 2012
FISHWEIR BREWING
COMPANY

US-17 45,827 VPD

CenterState
BANKS, INC.

ERASER
RECORDS
Murray
Hillbilly

EUROPEAN
STREET CAFE

sweet
theory
BAKING CO.
Riverside
LIQUORS
Village Wine Shop

SIDS
FIRED UP
PIZZA

Five
Star
Pizza

BBVA

MON RIVER
T

cafe
Mose

BURRITO JOINT
BURGER
RESTAURANT

FSCJ
Florida State College
at Jacksonville

le macaron
french pastries
biscotti's
BRICK
RESTAURANT

mellow
MUSHROOM
PIZZA BAKERS

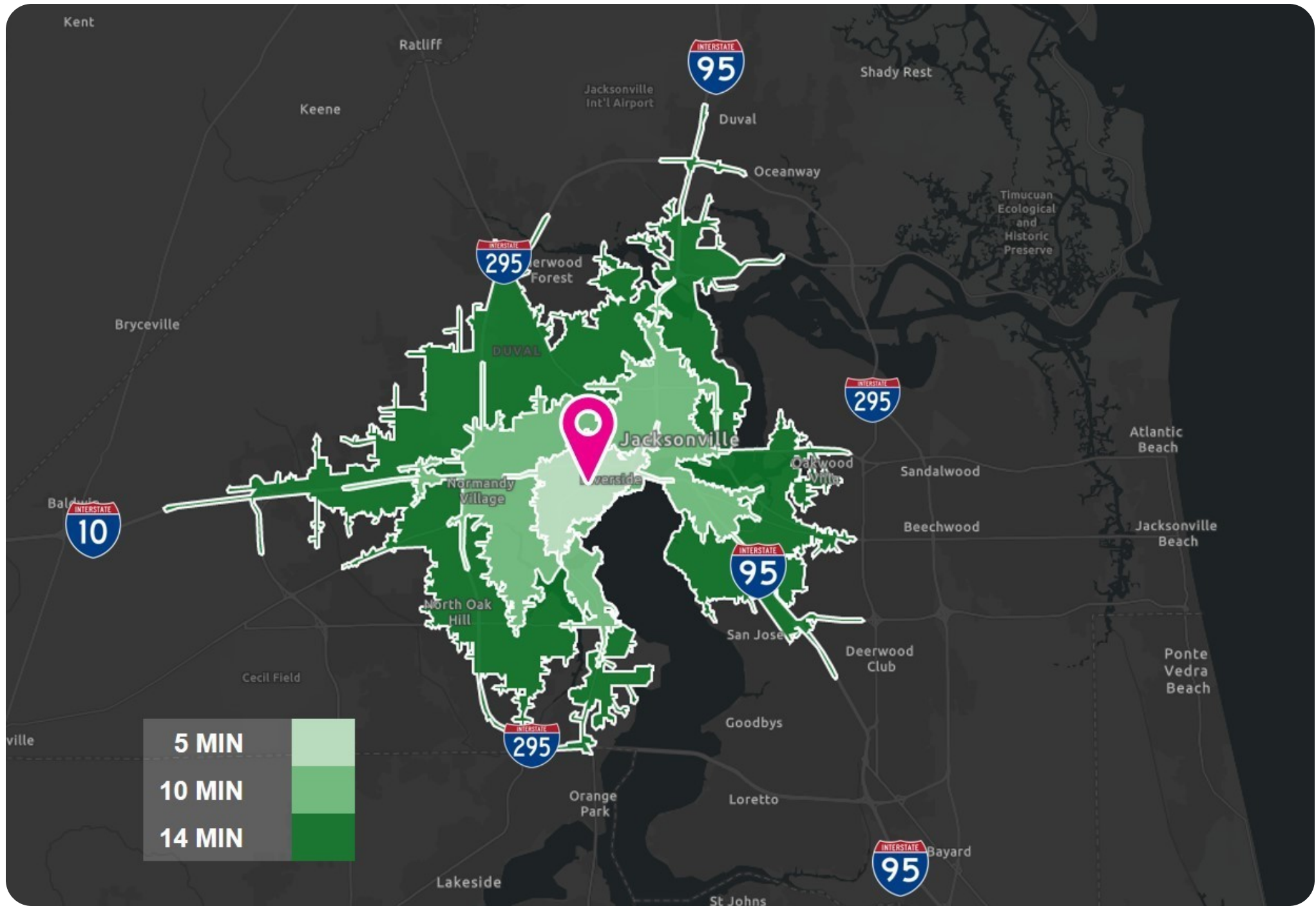
Google

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Area Overview

975 McDuff Avenue South | Jacksonville, FL 32205





Drive Times

975 McDuff Avenue South | Jacksonville, FL 32205





2019 Demographics	1 Mile	3 Miles	5 Miles
Total Population	16,363	68,859	182,199
Number of Households	7,697	30,550	74,635
Average Household Income	\$68,837	\$59,350	\$57,422
Average Net Worth	\$297,656	\$280,348	\$331,349
Median Age	39.4	39.5	38.9

LIFESTYLE SEGMENT
27.8%
Striving Singles
Median Age: 33.9

LIFESTYLE SEGMENT
19.8%
Educated Millennials
Median Age: 37.4

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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