



Riverside & 5 Points

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

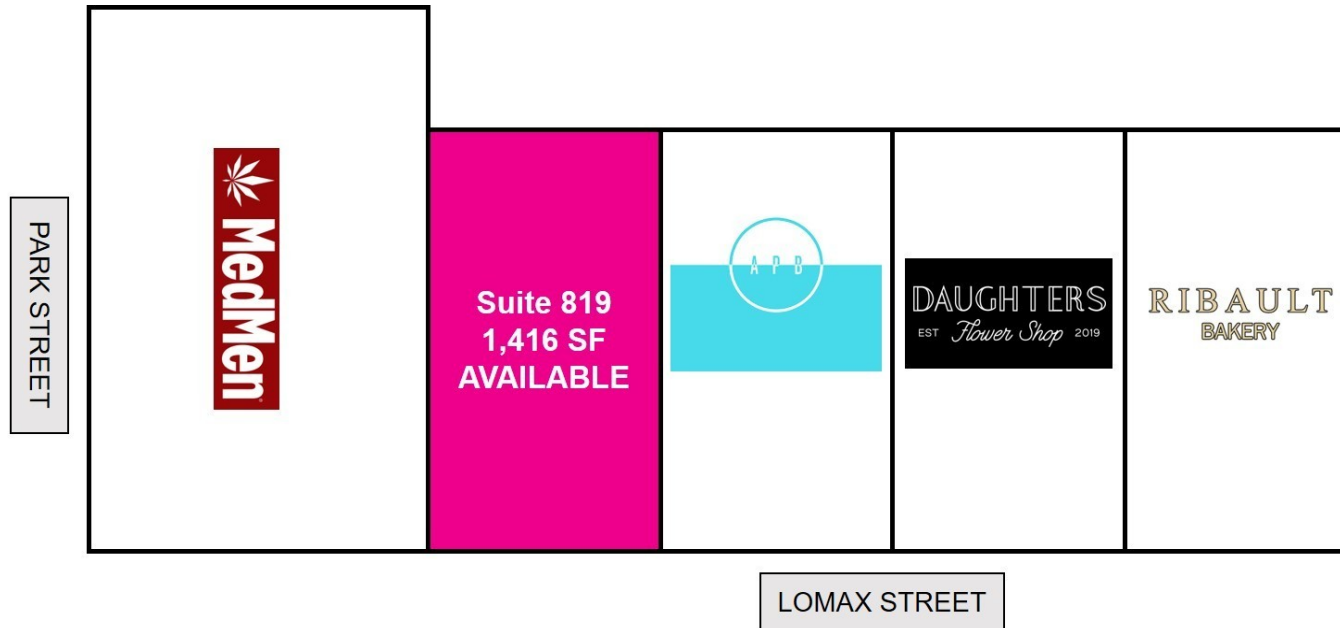
813 Lomax Street is a retail opportunity located in historic 5 Points, the funkier part of Riverside in Jacksonville.

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.

Nearby national and regional retailers include Publix, Starbucks, Einstein Bros. Bagels, MedMen, Sunray Cinema, and many more.



Lease Details



Property Description

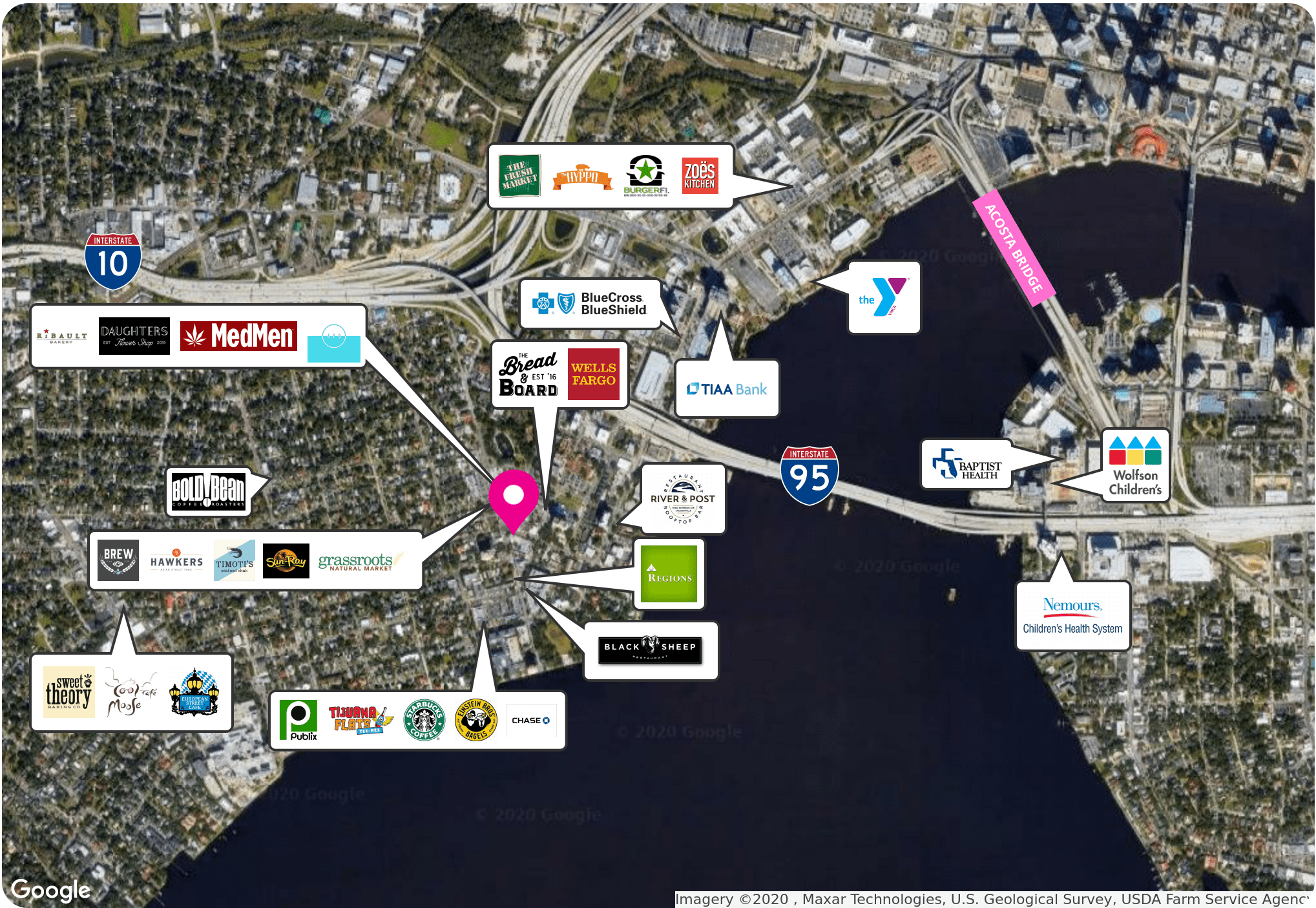
813 Lomax Street is located near the busy intersection of Park, Lomax, and Margaret Streets in the desirable 5 Points neighborhood in Jacksonville. This 1,416 SF space features frontage on Lomax Street, an open floor plan, and is adjacent to MedMen, a nationally known retailer. This area will see a residential growth of over 7% by 2024 and experiences a high level of foot traffic and vehicles per day.

Property Highlights

- Located in desirable Riverside neighborhood at the famous 5 points intersection
- Adjacent tenant, MedMen is a nationally recognized retailer
- The surrounding neighborhood is densely populated with high-income households
- Walkability score of 91
- Easy access to I-95, I-10, and bridges to Downtown Jacksonville and San Marco

Lease Overview

Suite:	Suite 819
Available space:	1,416 SF
Lease rate:	\$30.00/SF
Lease type:	NNN
Date available:	10/1/2020
Zoning:	CCG-1
Market:	Jacksonville
Sub-market:	Riverside



Google

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Area Overview

Retail Available in 5 Points | 813 Lomax Street, Jacksonville, FL 32204

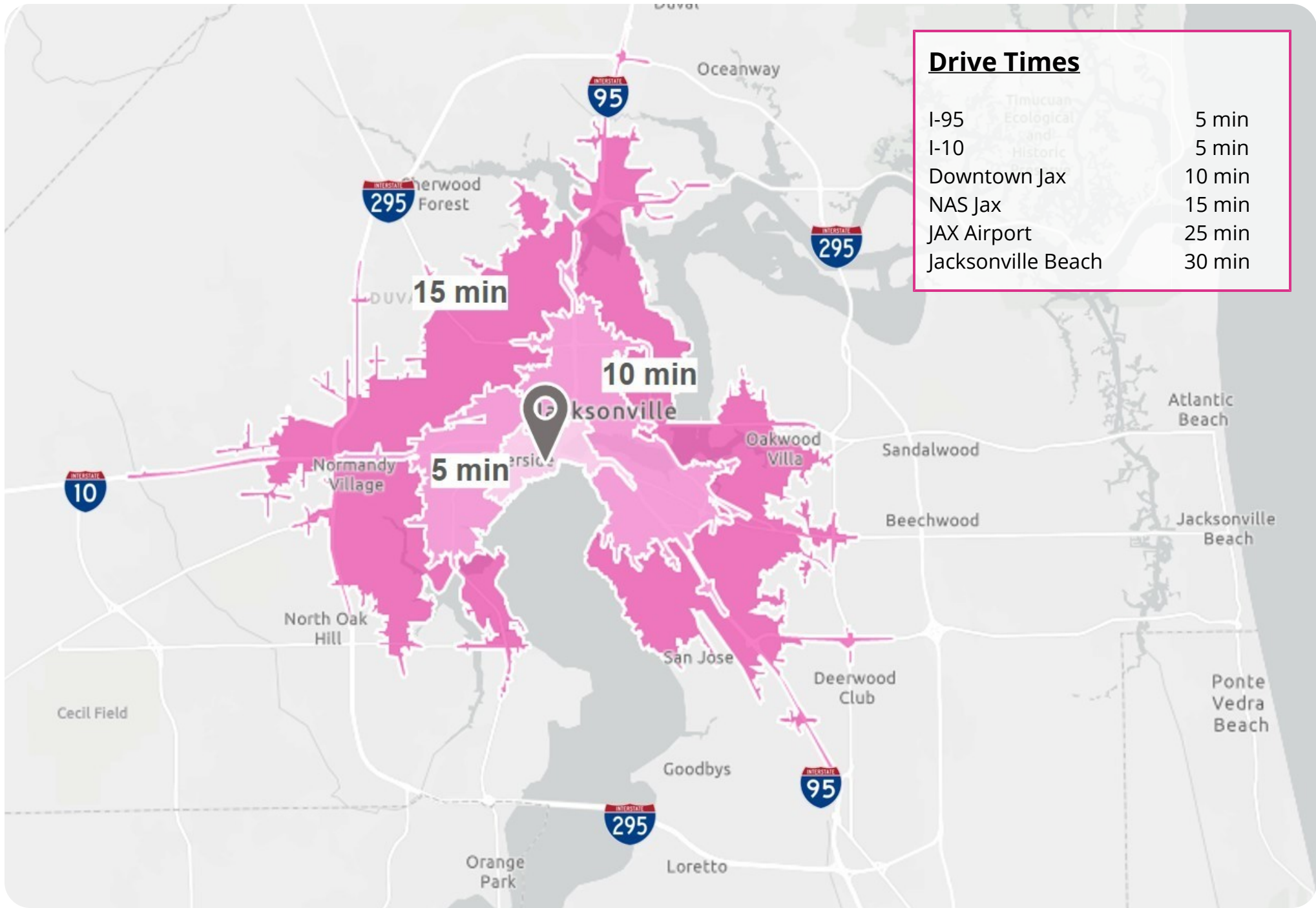




Lomax & Five Points

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Drive Times		
I-95	Timucuan Ecological and Historic	5 min
I-10		5 min
Downtown Jax		10 min
NAS Jax		15 min
JAX Airport		25 min
Jacksonville Beach		30 min

Drive Times

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Riverside Village
Proposed Retail Development



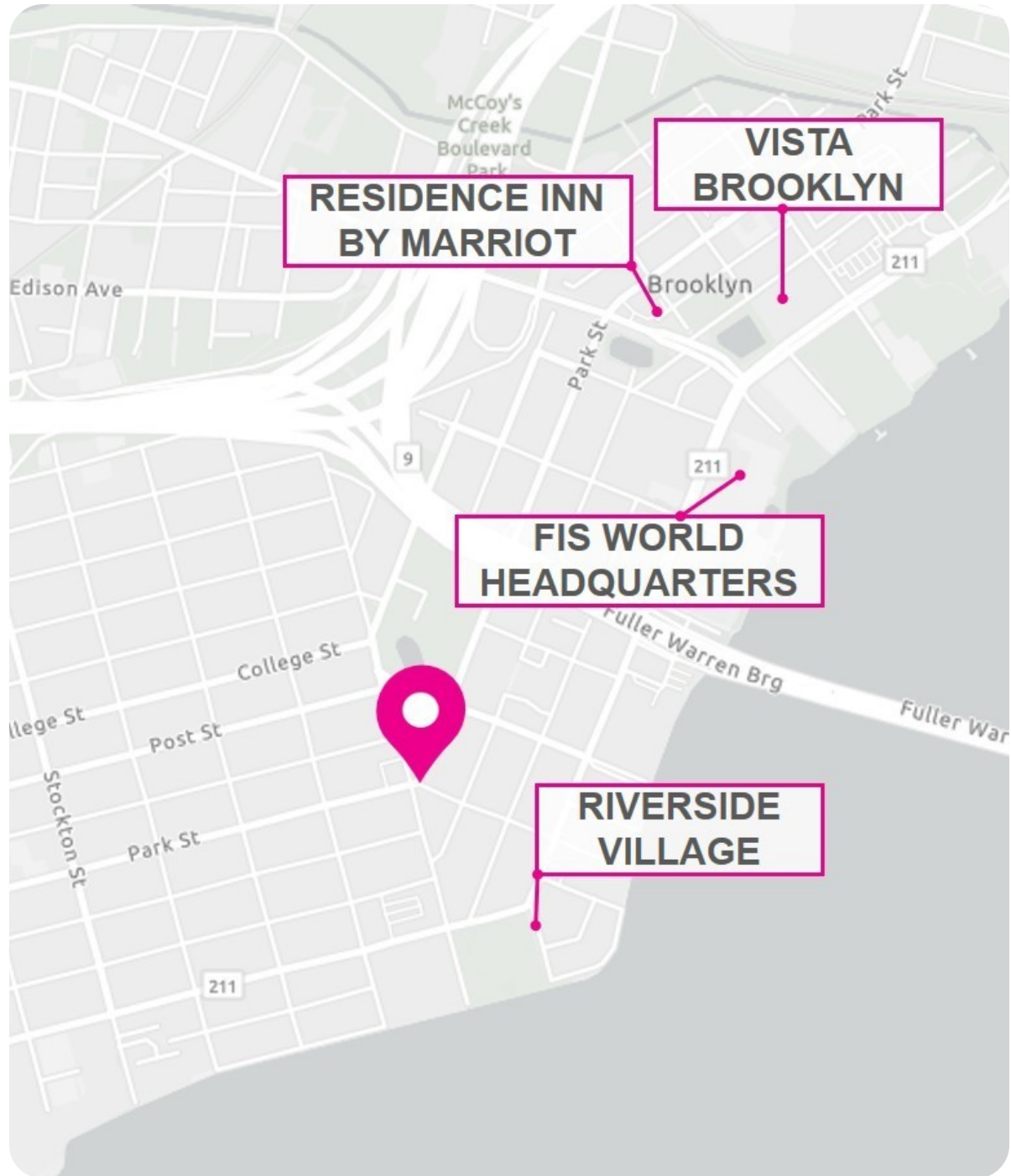
Residence Inn by Marriot
136-room Hotel Development



FIS World Headquarters
New Development to hire 500 Employees



Vista Brooklyn
300-Unit Residential/Retail Development



Nearby Developments

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2019 Demographics

1 Mile

3 Miles

Total Population

6,503

18,636

Total Number of Households

4,152

9,943

Average Household Income

\$66,912

\$94,546

Average Household Net Worth

\$223,555

\$419,796

Median Age

47.4

42.7

LIFESTYLE SEGMENT

19.9%

Accomplished Millennials
Median Age: 37.4

LIFESTYLE SEGMENT

19.8%

Educated Singles
Median Age: 33.9

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.



Matthew Clark
Senior Vice President
904.239.5269
mclark@primerealtyinc.com

