



2651 Park Street

Jacksonville, Florida 32204

Property Overview

For Sale or Lease, this exceptional property offers unparalleled convenience with its high walkability and centralized location, making it an ideal choice for businesses of all kinds. With over 150 street parking spaces, it provides ample parking for both customers and neighboring businesses.

Nestled in the heart of Jacksonville's vibrant Riverside neighborhood, the area surrounding the property offers a wealth of amenities and attractions. Boasting a diverse mix of merchants, from charming local boutiques to unique eateries, this bustling district creates an unparalleled sense of community. For prospective office or medical businesses, the proximity to healthcare facilities like St. Vincent's Medical Center and Baptist Medical Center provides added convenience. Nearby cultural attractions, such as the Cummer Museum of Art & Gardens and the Riverside Arts Market, offer opportunities for inspiration and relaxation.

Offering Summary

Sale Price:	\$1,150,000
Lease Rate:	Negotiable
Available SF:	4,500 SF
Walk Score:	89 Very Walkable
Parking:	5 onsite and 150+ street parking

Demographics 1 Mile 3 Miles 5 Miles

Total Households	6,703	35,393	79,137
Total Population	12,735	79,168	186,232
Average HH Income	\$96,307	\$74,126	\$70,453

For More Information



Austin Kay

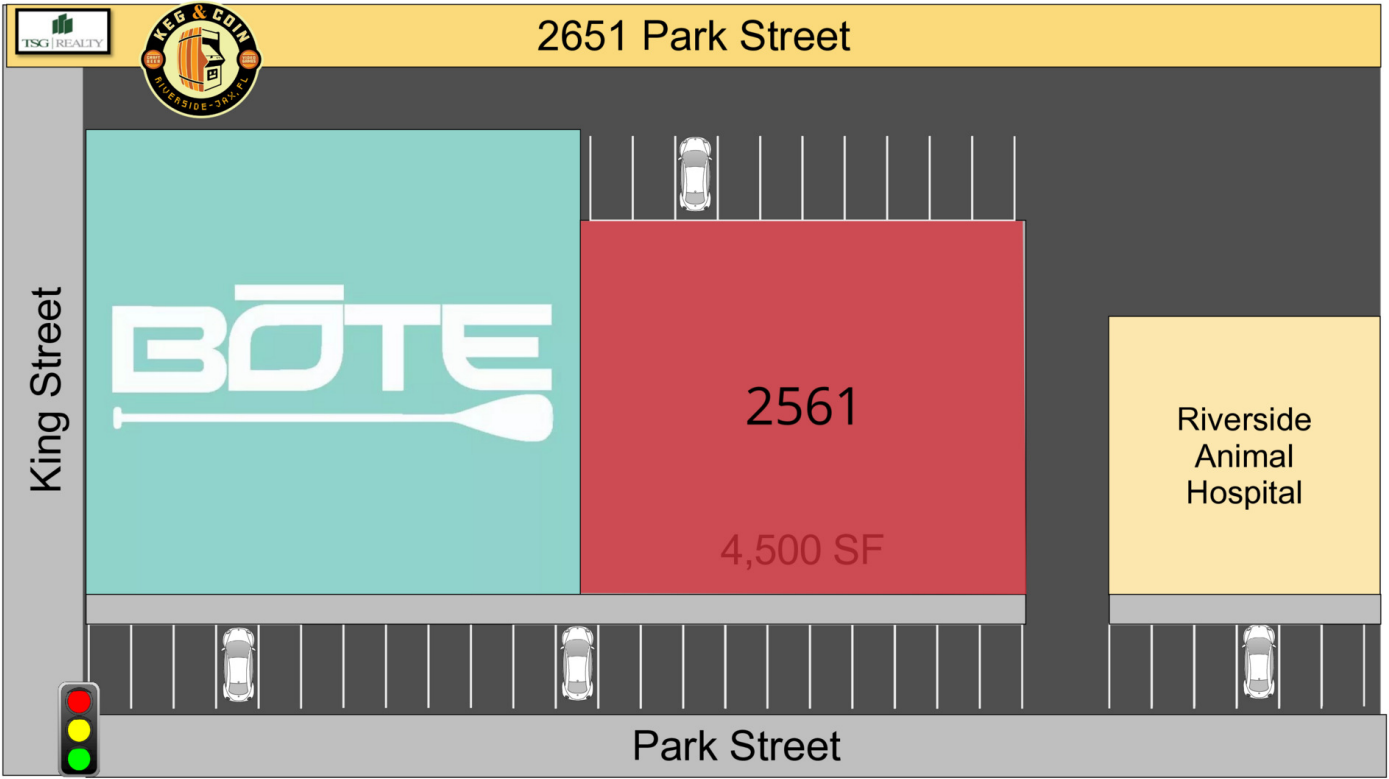
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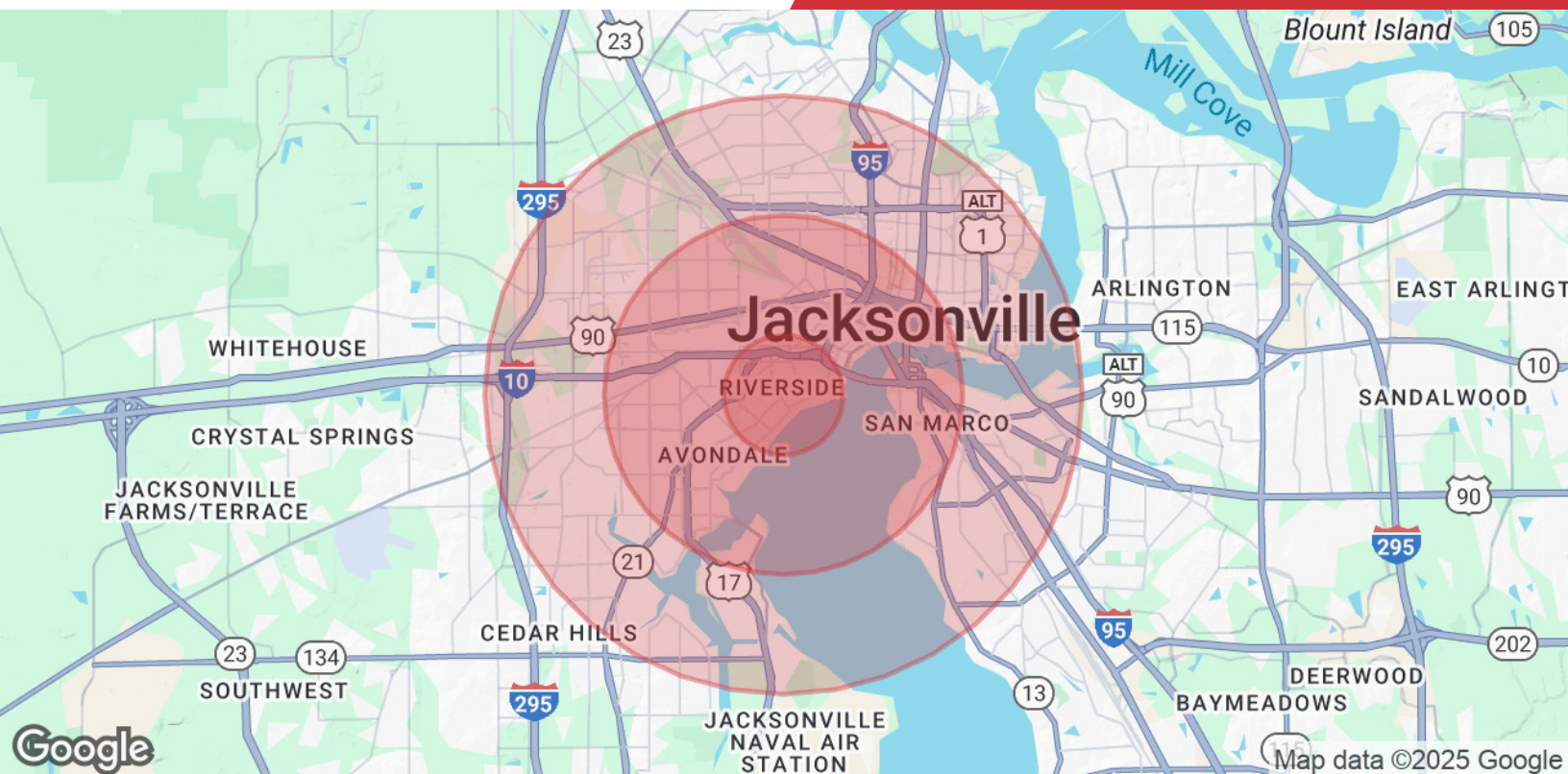


Available Spaces

Suite	Tenant	Size	Type	Rate
2561	Available	4,500 SF	NNN	Negotiable







Population

	1 Mile	3 Miles	5 Miles
Total Population	12,735	79,168	186,232
Average Age	44	41	40
Average Age (Male)	43	40	39
Average Age (Female)	44	42	41

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	6,703	35,393	79,137
# of Persons per HH	1.9	2.2	2.4
Average HH Income	\$96,307	\$74,126	\$70,453
Average House Value	\$461,019	\$319,999	\$295,853

Demographics data derived from AlphaMap