



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

Vice President, Retail Specialist
O: 904 493 4495 | C: 904 386 4881
ak@naihallmark.com

For Sale & Lease
4,500 SF | \$1,150,000
Medical Office / Retail Space



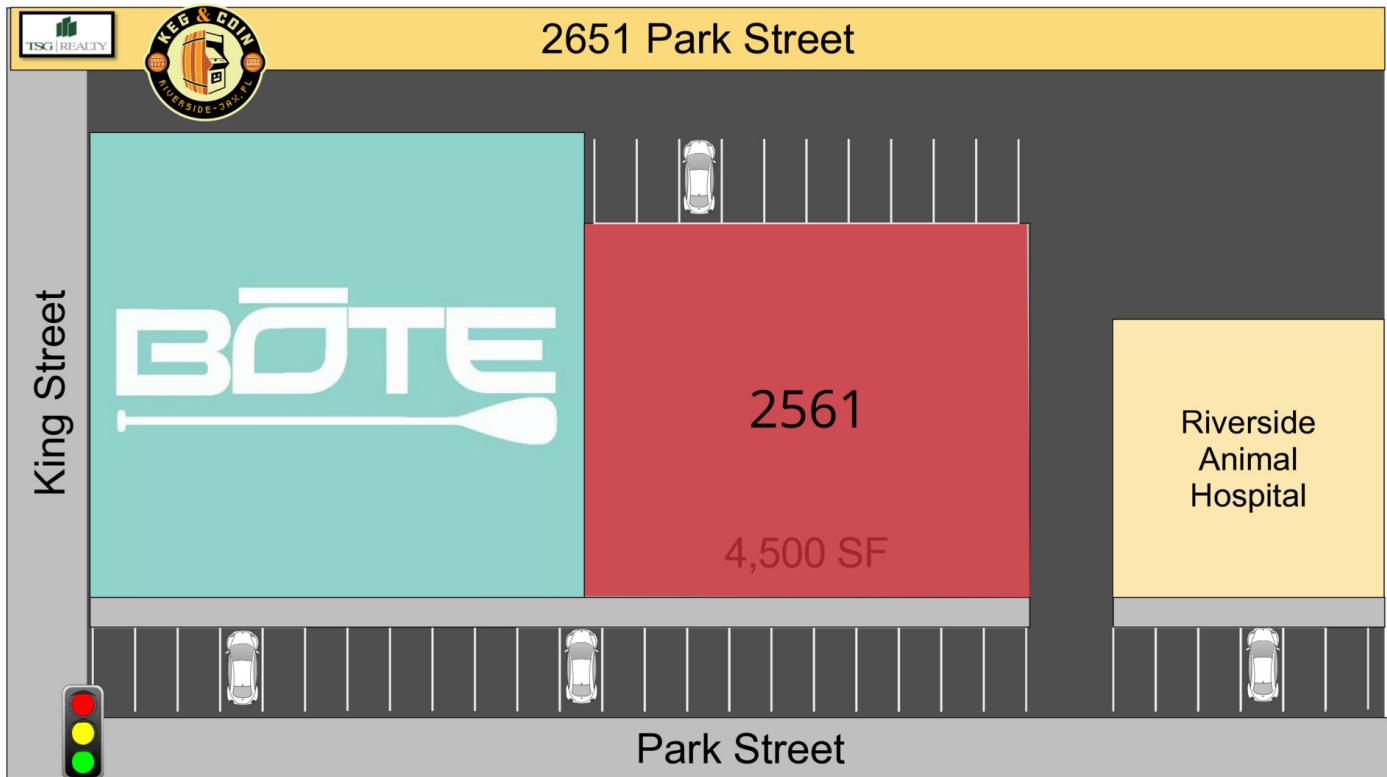
No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

200 Riverside Avenue, Suite 5
Jacksonville, FL 32202
904 363 9002 tel
naihallmark.com



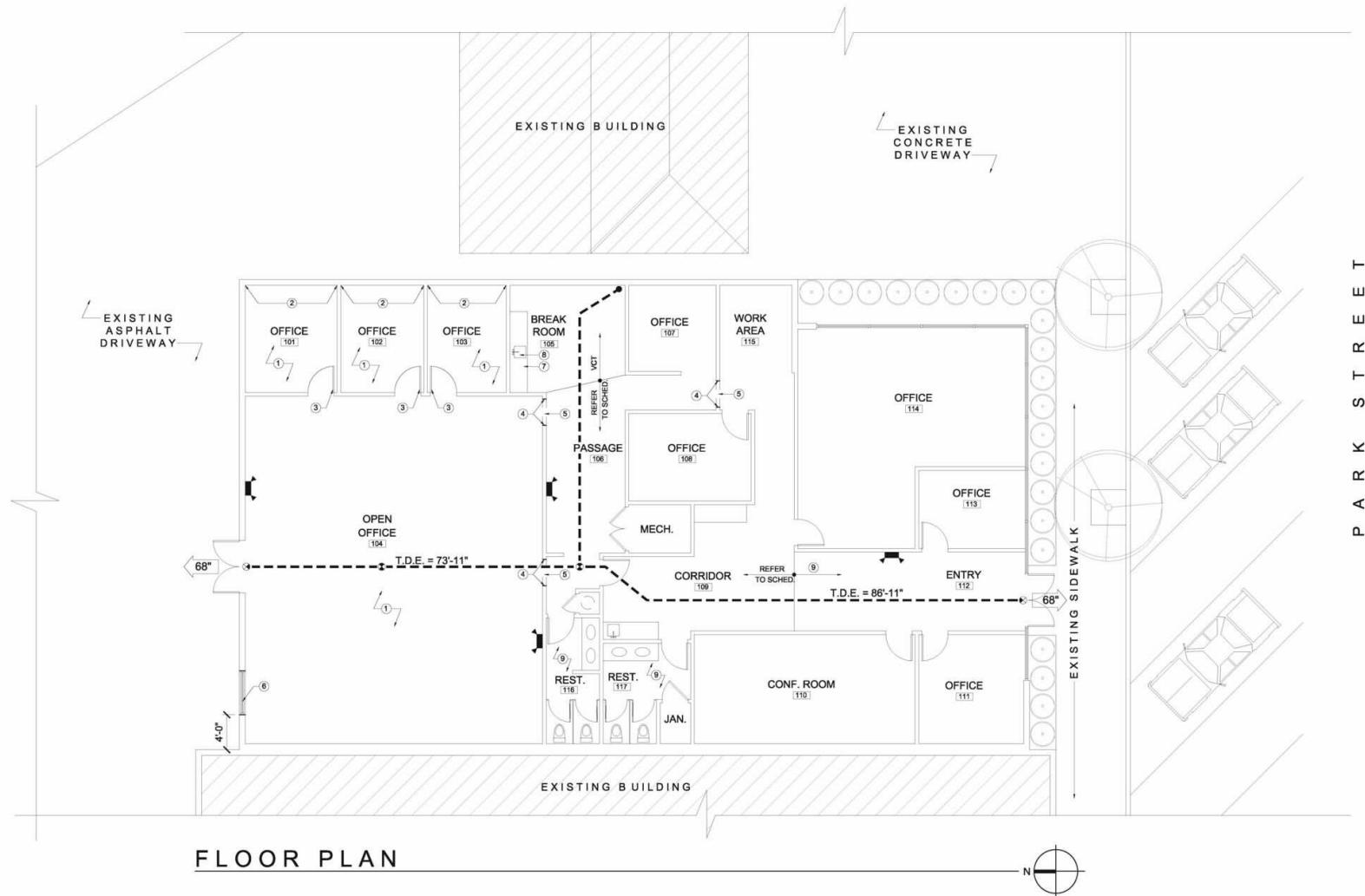
No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

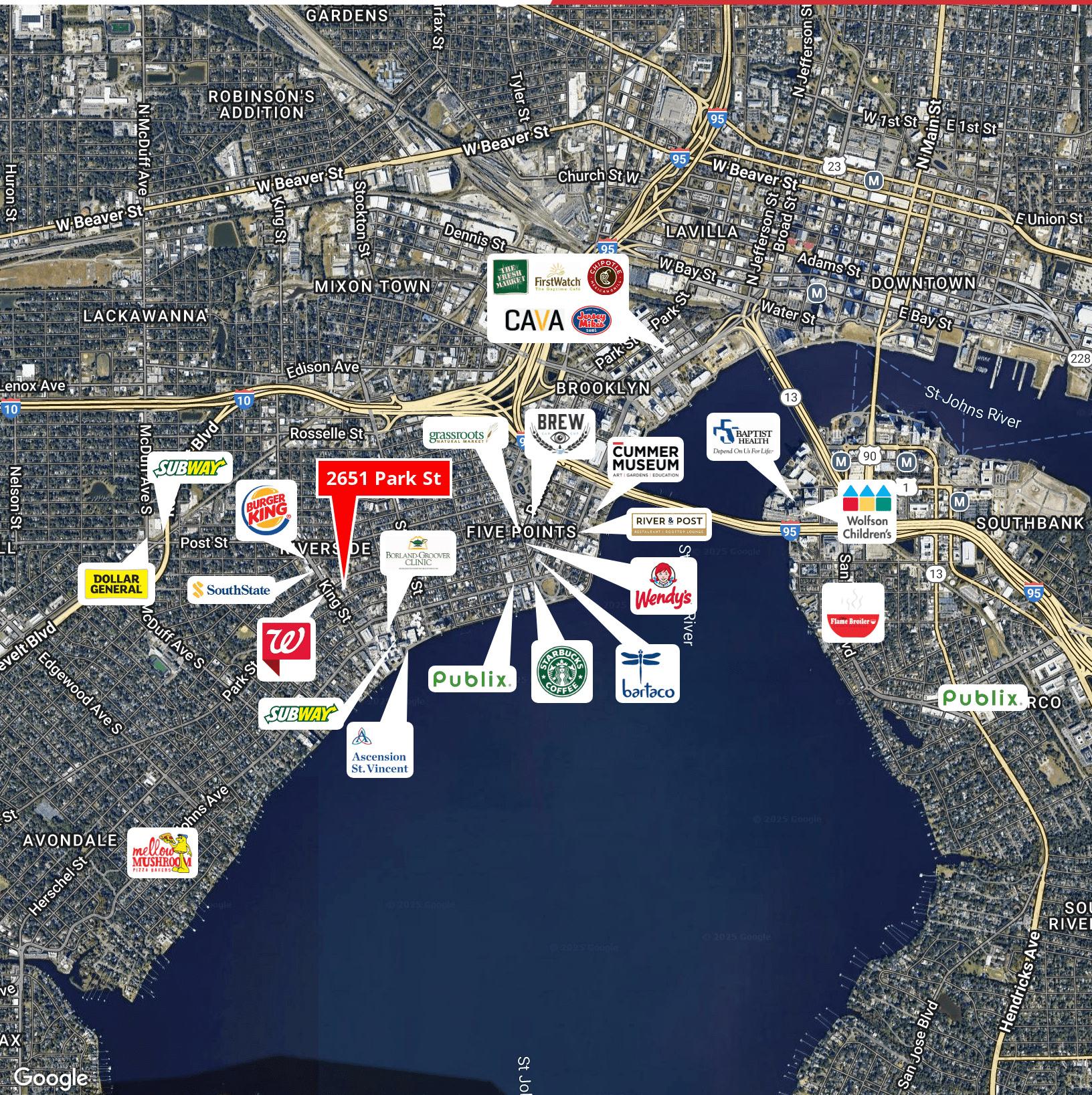
200 Riverside Avenue, Suite 5
Jacksonville, FL 32202
904 363 9002 tel
naihallmark.com



Available Spaces

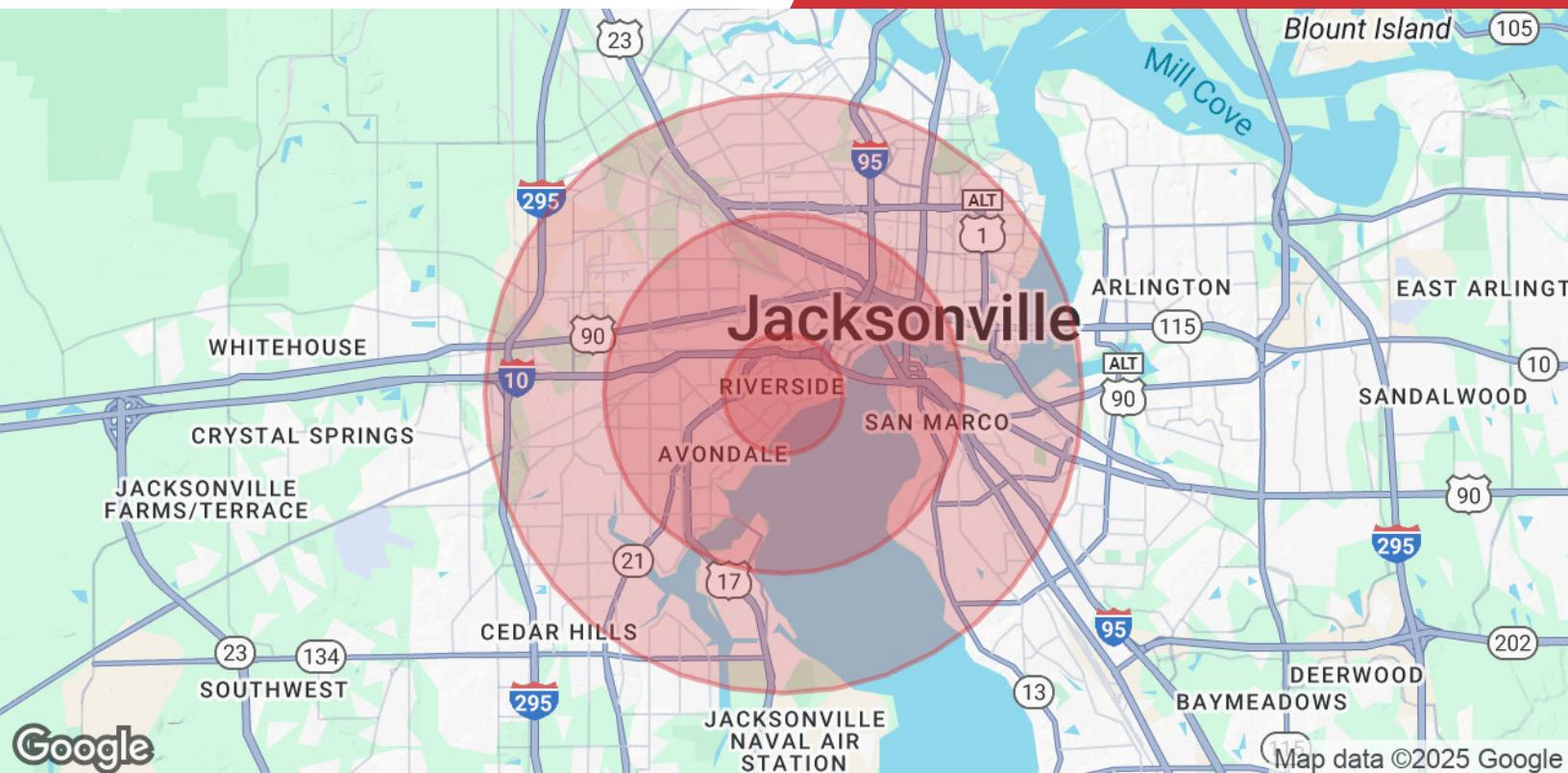
Suite	Tenant	Size	Type	Rate
2561	Available	4,500 SF	NNN	Negotiable





No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

200 Riverside Avenue, Suite 5
Jacksonville, FL 32202
904 363 9002 tel
naihallmark.com



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