

FOR LEASE

1187 EDGEWOOD AVE. S.



2950 Halcyon Lane, Suite 706
Jacksonville, FL 32223

Jacksonville, FL 32205



OFFERING SUMMARY

Available SF: 7,000 SF

Lease Rate: \$20.00 SF/yr (NNN)

Building Size: 7,000 SF

PROPERTY OVERVIEW

Ideal for any Restaurant or Retail Shop. Rate is \$20 PSF + NNN. Zoned CCG-1.

LOCATION OVERVIEW

Located Directly in the Heart of Resurging Murray Hill Neighborhood.

PROPERTY HIGHLIGHTS

- Excellent Location in the Heart of Historic Murray Hill
- Zoned CCG-1
- Fishweir Brewing Company will be Occupying the 6,000 SF Directly Next Door
- Historic Building in Resurgent Neighborhood
- Space Available to be Divided

PRESENTED BY:

RICHARD SAIG

904.318.5144

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AMANDA KINKADE

904.635.6376

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EXECUTIVE SUMMARY

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ADDITIONAL PHOTOS

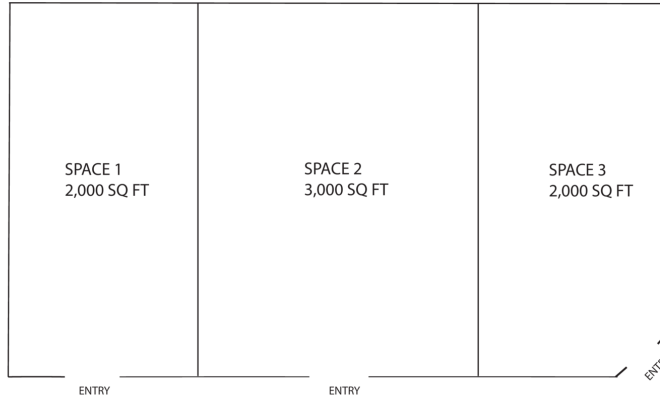
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	7,000 SF	Lease Rate:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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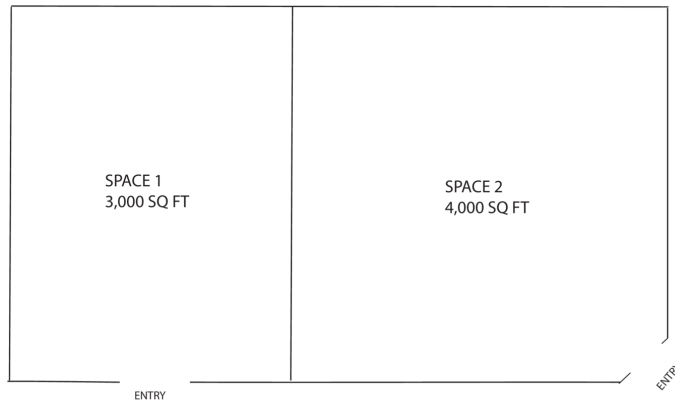
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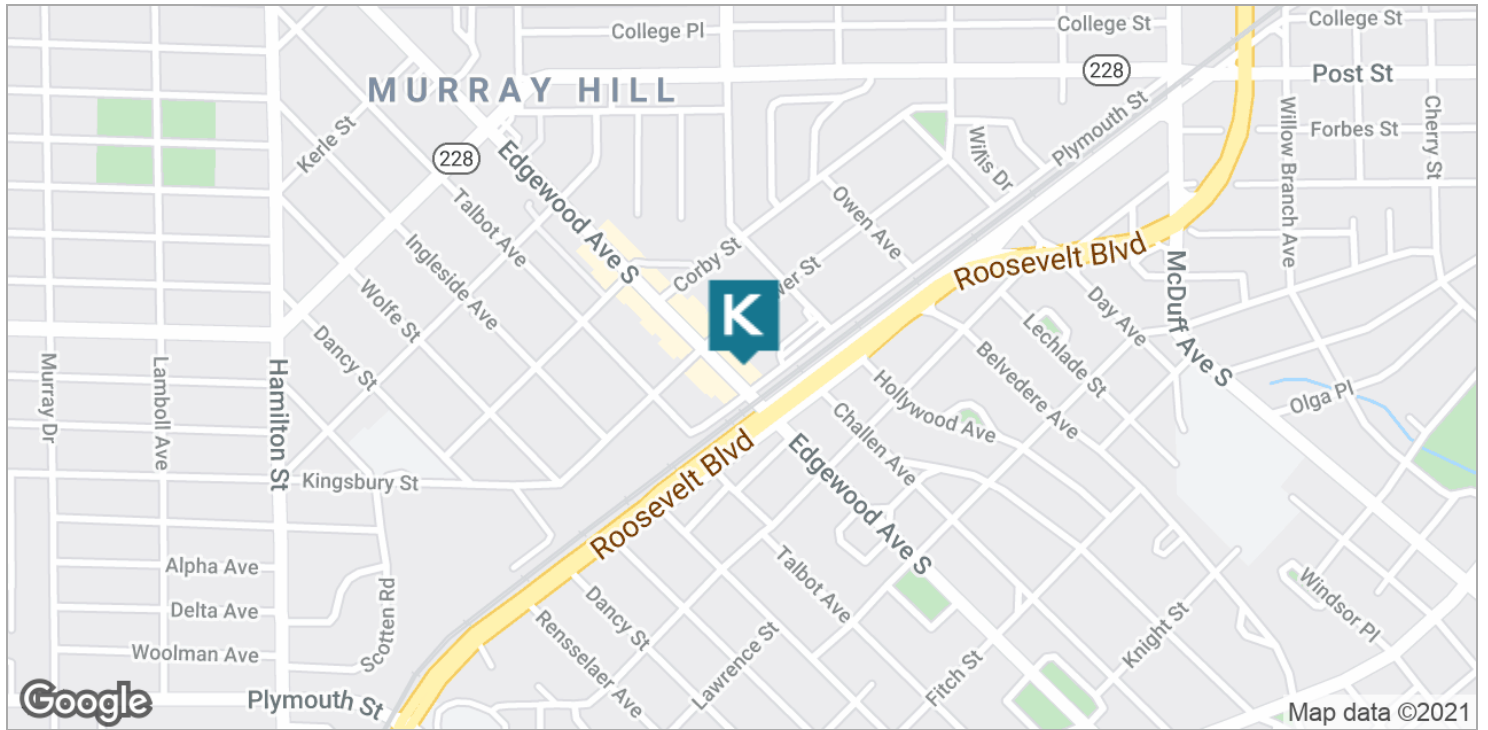
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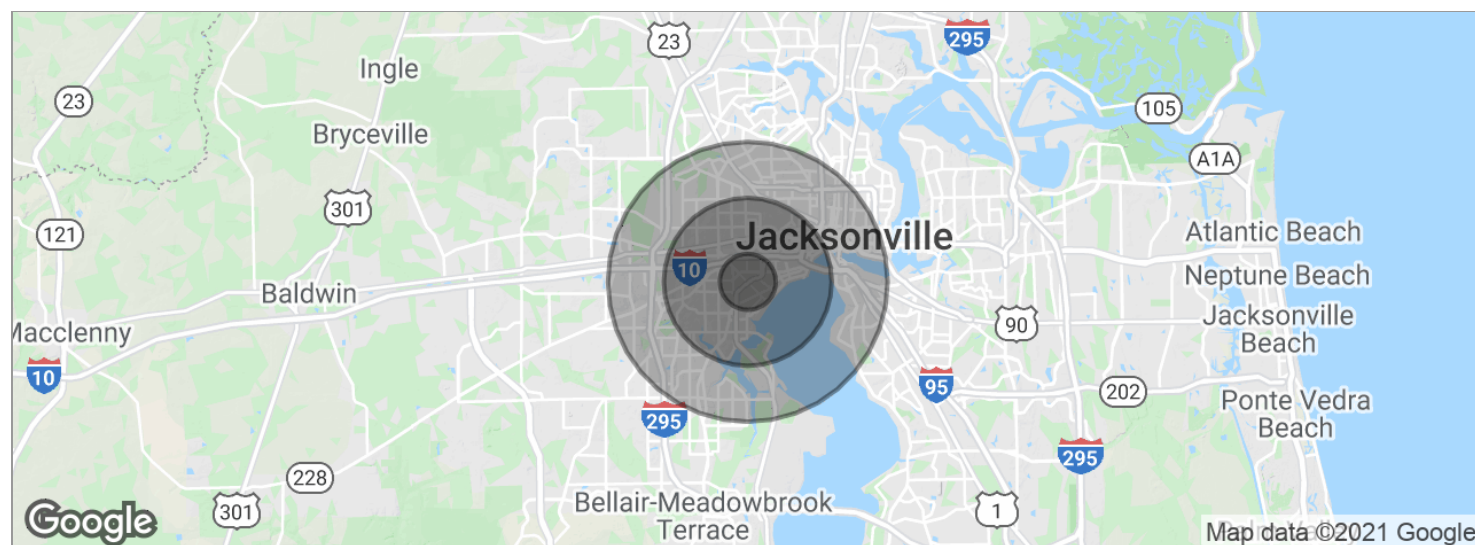
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,324	66,829	177,067
Median age	38.6	36.2	36.6
Median age (Male)	38.0	36.2	35.3
Median age (Female)	39.4	36.4	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,652	27,954	71,867
# of persons per HH	2.2	2.4	2.5
Average HH income	\$54,081	\$54,762	\$52,328
Average house value	\$206,283	\$216,599	\$229,257

* Demographic data derived from 2010 US Census

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