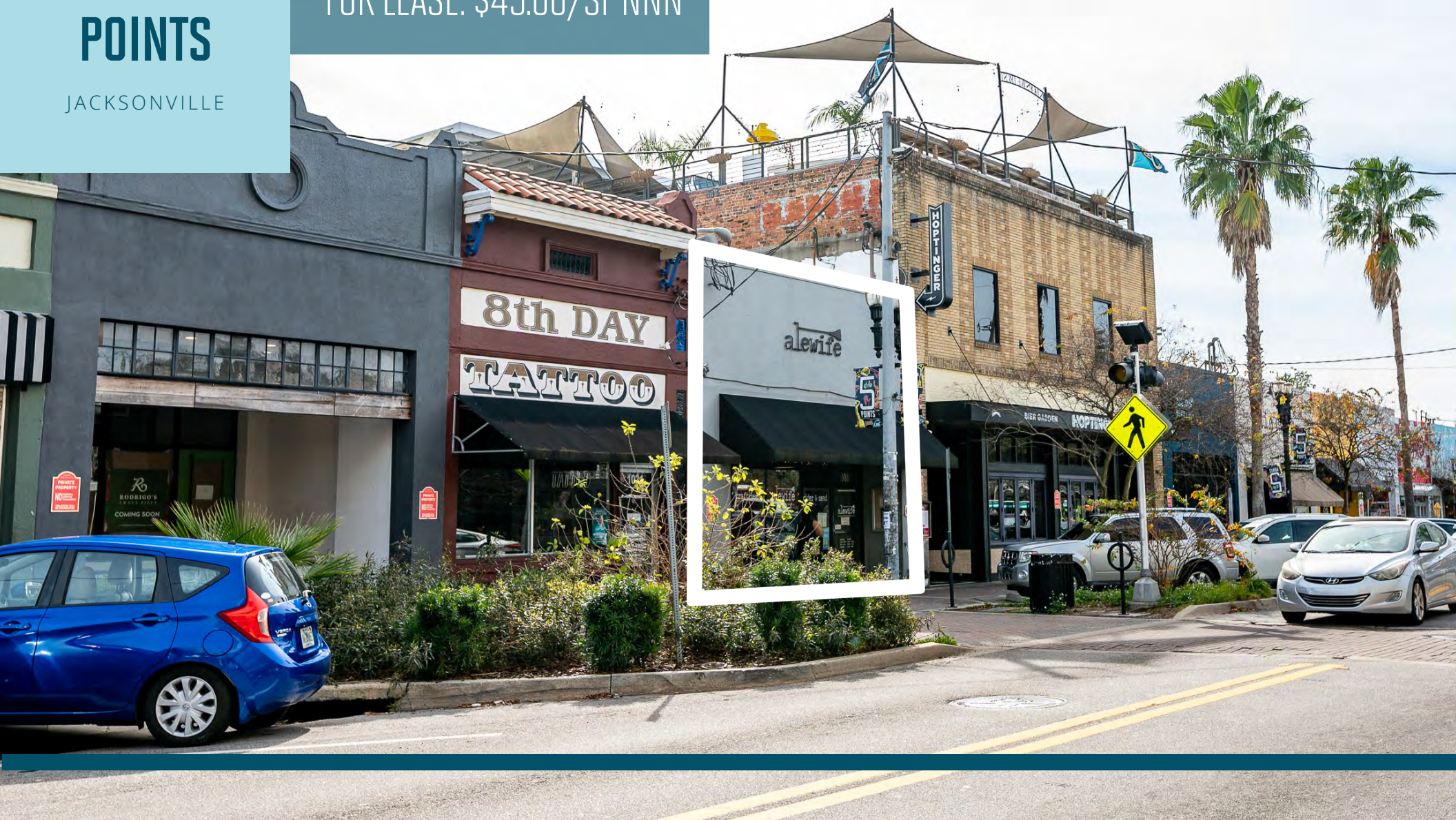


# 5 POINTS

JACKSONVILLE

1035 PARK ST  
JACKSONVILLE, FL 32204  
FOR LEASE: \$45.00/SF NNN





# PROPERTY OVERVIEW

## SHOP, DINE & UNWIND



### HIGHLIGHTS

- 2,550± SF
- Original exposed brick and wood ceilings
- Heavy pedestrian foot traffic
- Park St frontage with outdoor seating
- Back entrance to Oak Street



# A THRIVING URBAN NEIGHBORHOOD

An area unlike any other in Jacksonville – **5 Points** is a synergistic community of **innovative retailers**, **chef-driven restaurants** and a **vibrant nightlife**.

Listed in the **National Registry of Historic Places**, Riverside is one of Jacksonville's oldest and coolest neighborhoods. Voted as one of the country's **Top 10 Great Neighborhoods**, Riverside has a unique mix of history, culture, charm and modern design. This is a hip part of town with a **young millennial population** that has increased by 45% during the last five years.

**Riverside is a true live-work-play destination.**

# 5

POINTS

JACKSONVILLE, FL



**#2** Most up-and-coming city  
in America

**\$220M** Spent on food and  
beverage in the area

**93** Walkability score

**5 BLOCKS** From Jacksonville's Riverwalk  
and Riverside Arts Market





[CSX]

PRIME F. OSBORN, III  
CONVENTION CENTER

THE FRESH  
MARKET

WHOLE  
FOODS  
MARKET

the Y

DOWNTOWN

Fidelity  
INVESTMENTS

SUP Pedestrian  
Bridge

BROOKLYN

CUMMER  
MUSEUM  
ART | GARDENS | EDUCATION

RAM  
RIVERSIDE  
ARTS MARKET

INTERSTATE  
95

RIVER & POST  
RESTAURANT | ROOFTOP LOUNGE

G

@pure barre

HOPTINGER  
YOUR GARDENS | BOUTIQUE | MARKET

Insomnia  
cookies

HAWKERS  
ASIAN STREET FOOD

Sun-Ray  
cider

BROOKLYN  
Broken Egg Cafe

grassroots  
NATURAL MARKET

5  
POINTS

bartaco

RIVERSIDE

EINSTEIN BROS.  
BAGELS

MEMORIAL PARK  
ASSOCIATION

Riverwalk/  
Emerald Trail

Starbucks

p

publix

LOCATED IN ONE OF THE  
"TOP 10 NEIGHBORHOODS"  
IN THE COUNTRY

5  
POINTS

JACKSONVILLE



# THE URBAN DIVISION



**Matthew Clark**  
*Sr. Vice President*

Matthew Clark's professional perspective is based on over 15 years of industry experience in development, leasing, marketing, and place-making for a broad spectrum of retail real estate product types including: urban retail streets and districts, New Urbanism developments, mixed-use developments, lifestyle centers, and grocery-anchored community centers. He blends long-term industry perspective, multi-disciplinary experience, sophisticated data analytics and relevant cultural and community dynamics to arrive at creative strategies for each unique property. Matthew's team currently oversees the merchandising of over \$4 B in mixed-use development in and around Jacksonville's urban core. Mr. Clark earned a Bachelor of Science in Communications from the University of North Florida.

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**Sam Middlekauff**  
*Senior Associate*

Sam Middlekauff leverages his background in financial analytics along with his creative, forward-thinking approach to create value in vibrant, dynamic mixed-use neighborhoods. Sam's fully integrated brokerage and consulting process allows for landlords of all asset classes to realize the highest potential return on investment. His expertise spreads throughout a wide variety of product types including the retail and office sector of urban mixed-use developments, historic adaptive re-use, and urban infill opportunities. Mr. Middlekauff earned a Bachelor of Finance and a minor in real estate from the University of Alabama Culverhouse College of Business.

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**Olivia Steinemann**  
*Senior Associate*

Olivia Steinemann is responsible for developing and executing retail and placemaking strategies for The Urban Division. Olivia's passion for curating dynamic mixed-use environments has played a vital role in her success in bringing a client's vision to life. Mrs. Steinemann's strategic merchandising approach is rooted in a deep understanding of consumer behavior and market trends. Curating a tailored mix of retail, office, and commercial uses for each development by analyzing the local demographic, psychographic, and economic factors. Olivia partners with visionary clients to do work in areas and on projects with density, walkability, and the potential for community building. Mrs. Steinemann earned a Bachelor of Science in Marketing from Florida State University's College of Business.

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## SUPPORT STAFF



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*Client Services Specialist*



**Rachel Zavala**  
*Marketing Specialist*



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THE  
**URBAN** @  
DIVISION



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