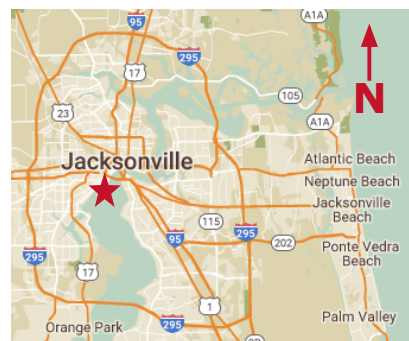


**RETAIL  
FOR LEASE  
IN RIVERSIDE**

2502 Oak Street, Jacksonville, FL 32204



- +/-1,854 SF Free-standing building at signalized intersection of Oak St. and Stockton St.
- **Lease Rate:** \$38.00/SF NNN (NNNs estimated 6.00/SF)
- Zoning: CN - Commercial Neighborhood
- Landlord will deliver vanilla shell or allowance equal to a vanilla shell
- New Facade with insulated roof to allow for open ceiling finish
- On-site parking with 18 surface parking spaces plus street parking
- Located in Jacksonville's highly desirable Riverside submarket, this property is surrounded by the established neighborhoods of Avondale, Five Points, and Murray Hill - known for their walkability, historic character, and vibrant retail corridor
- A dense residential base, balanced mix of renters and homeowners, and a median age in the upper 30's create a consistent and diverse customer base ideal for neighborhood retail and dining
- Located just one block from Ascension St. Vincent's Hospital



2025 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	10,489	84,634	195,077
Average HH Income	\$110,262	\$93,620	\$84,680
Daytime Total Employees	11,363	90,496	155,452



**STRATEGIC SITES**  
Clifford Commercial

For Additional  
Information Contact:

Katie Kirchner  
katiek@strategicsites.com

OR

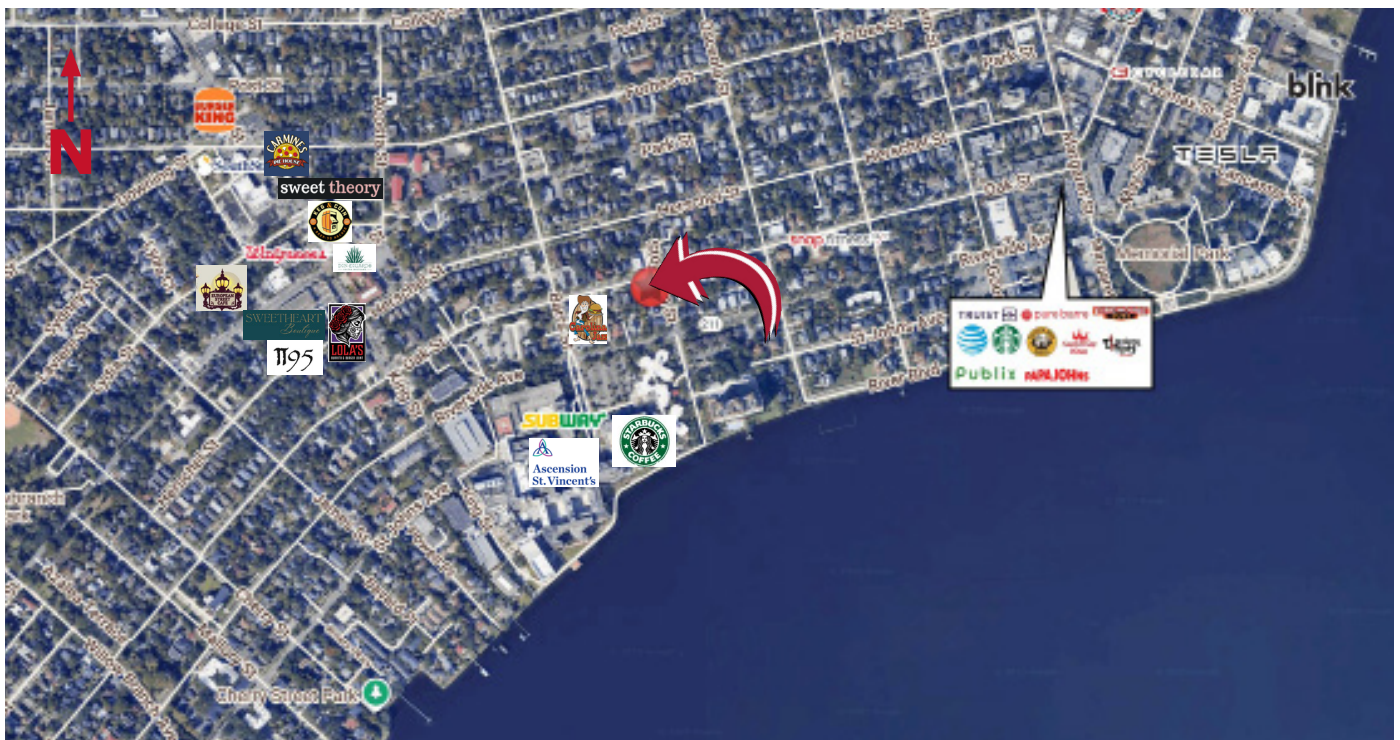
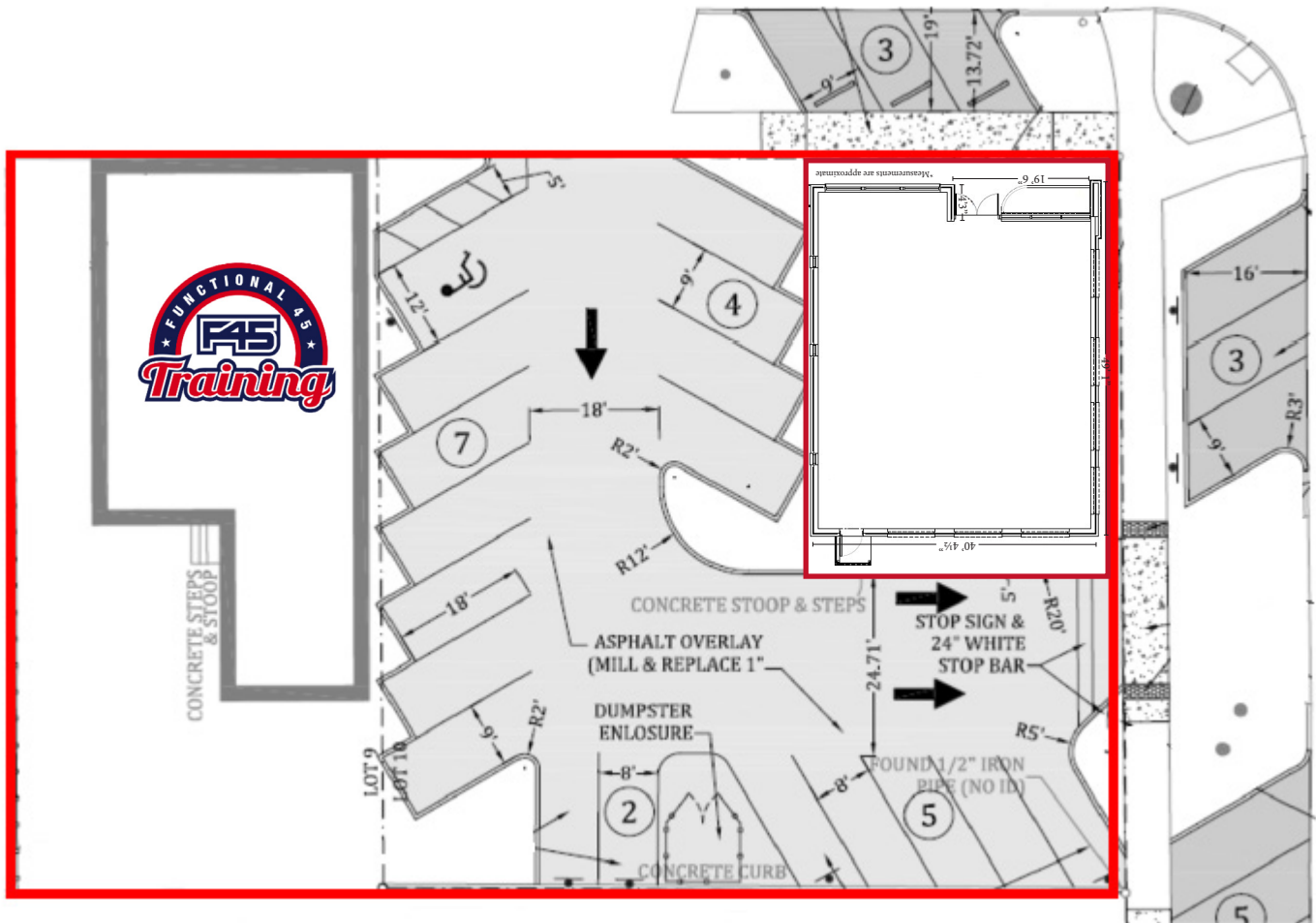
Kate Clifford  
kate@strategicsites.com

422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

**Client First through Service, Knowledge and Integrity**

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

# Site Plan & Aerial



422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ [www.strategicsites.com](http://www.strategicsites.com)

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