

PARK & KING



THE
URBAN @
DIVISION



Property OVERVIEW

2659-2665 Park St

For Lease: \$35.00 PSF + NNN

Availability: 1,983-10,000± SF

Access and Signalization: Signalized intersection at Park St & King St



High
walkability



150+ street parking
spaces for area retail



Centralized
location



Tenant ROSTER



Available
1,983± SF

Available
4,150± SF



Suite	Tenant	SF
100	Keg & Coin	2,273
200	Kava Jacksonville	1,976
300	Don Eduardo	4,722
400	Available	1,983 - 10,000
500	BOTE	3,890

Park & King is situated in the heart of Riverside's neighborhood retail corridor. This bustling district attracts a diverse mix of merchants, from vintage novelties to unique eateries and local boutiques. Its hip vibe, plus a unique mix of culture and rich history, give Park Street an unrivaled sense of community.

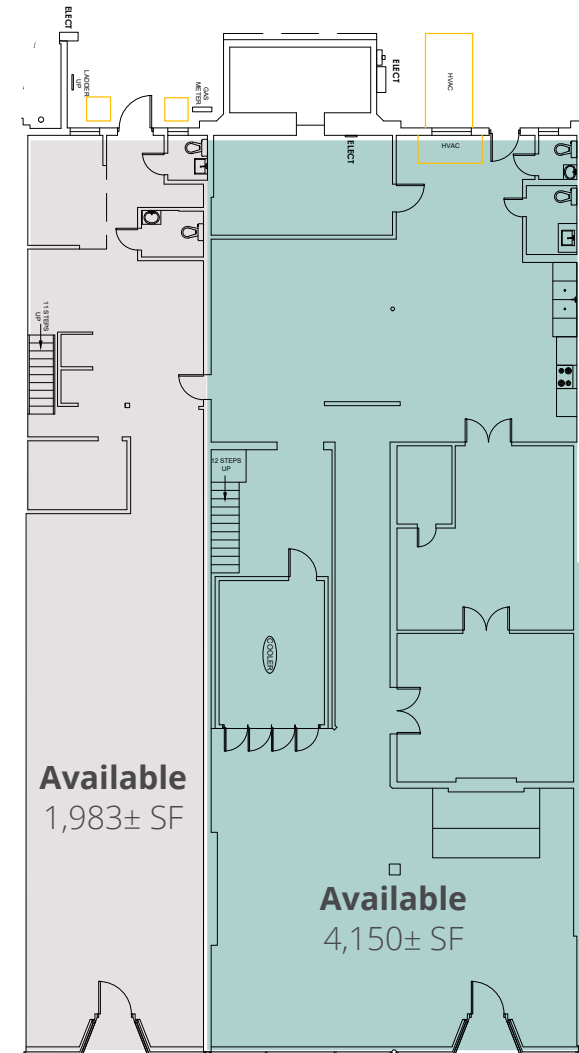
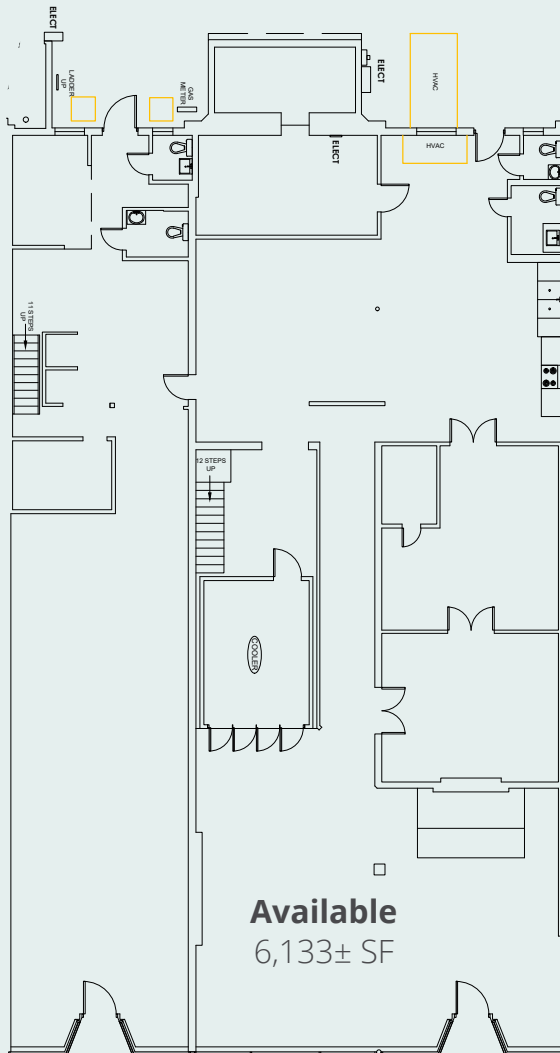


Suite 400

Floor PLAN



Full Floor Plan



Forbes

#1 best city for job seekers

FORTUNE

#2 most up-and-coming city
in America

Money

5 fortune 1,000 & 4 fortune 500
companies headquartered in
Jacksonville

TIME

top 10 largest city to live in



About THE AREA

Park & King sits on one of the most prominent intersections in Jacksonville's fastest growing neighborhood, Riverside. The 32204 ZIP code has seen a **45% increase** in millennials during the past five years, surpassing any ZIP code in Miami or Orlando. Nationally, 32204 ranks #6 out of the 30 largest cities in the United States, placing **Riverside** among the **top 10 neighborhoods** in the country.

With home prices reaching up to \$5 million, weekly arts and cultural events, and no shortage of green space, residents and visitors alike flock to Riverside for entertainment, food and relaxation. The Riverside neighborhood combines a **true live-work-play destination** by offering easy access to many local shopping and dining experiences.

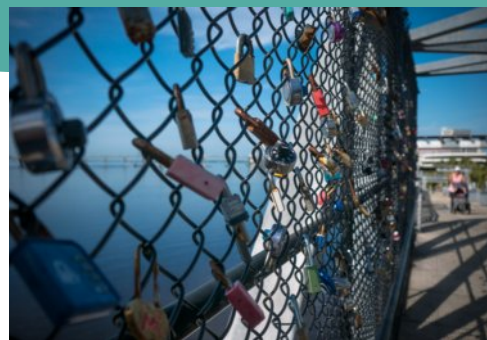
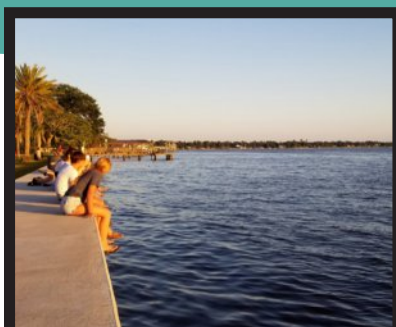


demographics

	1 mile	3 miles
Population (2024)	12,400	78,635
Daytime population (2024)	20,413	161,113
Average household income (2024)	\$110,390	\$85,499

trade area

- I-10 | 4 min away | 129,000± AADT
- I-95 | 4 min away | 182,000± AADT
- Route 17 | 2 min away | 59,500± AADT
- Riverside Ave | 1 min away | 13,000± AADT
- Park Street | property adjacent | 9,100± AADT



Area RETAIL



Prime Osborn
Convention Center

BROOKLYN RETAIL



FIVE POINTS RETAIL



Cummer Museum

RIVERSIDE RETAIL



DOWNTOWN RETAIL



SPRINGFIELD RETAIL



Armada Stadium

Vystar Veterans
Memorial Arena

Jax Fairgrounds

121 Financial
Ballpark

TIAA Bank Field

HYATT

FOUR SEASONS

M.O.S.H.

SOUTHBANK RETAIL



SAN MARCO RETAIL



SAN MARCO SQUARE RETAIL



10

95

10

1A

17



N

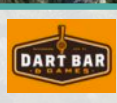
95

King Street RETAIL

P/K

Park Street & King Street
feature more than 150 street
parking spaces for area retail

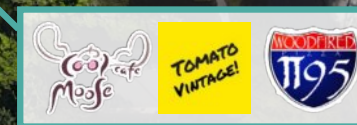
sweet theory



King Street

Walgreens

Park Street



Park & King



Matthew Clark
Senior Vice President
904 861 1139
matthew.clark@colliers.com

Sam Middlekauff
Senior Associate
904 861 1139
sam.middlekauff@colliers.com

Olivia Steinemann
Senior Associate
904 861 1139
olivia.steinemann@colliers.com

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