

PARK & KING



THE
URBAN @
DIVISION

Colliers

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



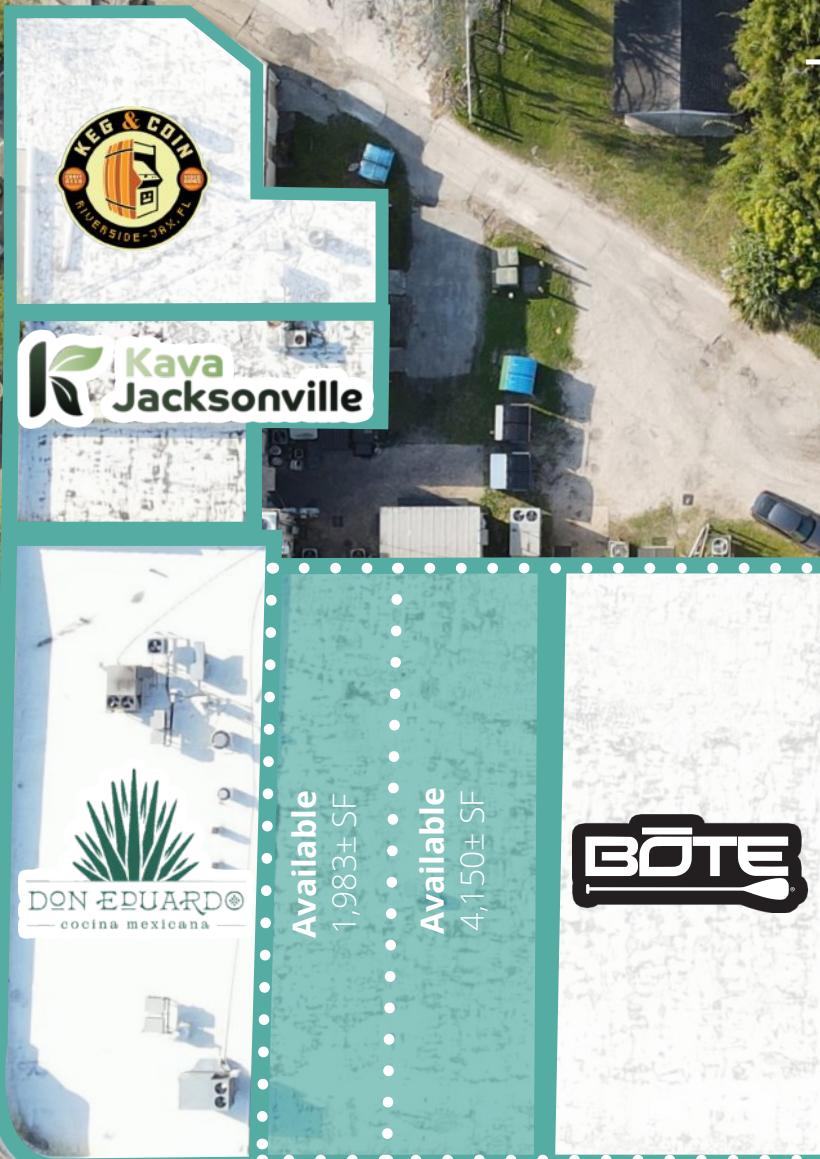
150+ street parking spaces for area retail



Centralized location



Tenant ROSTER



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.

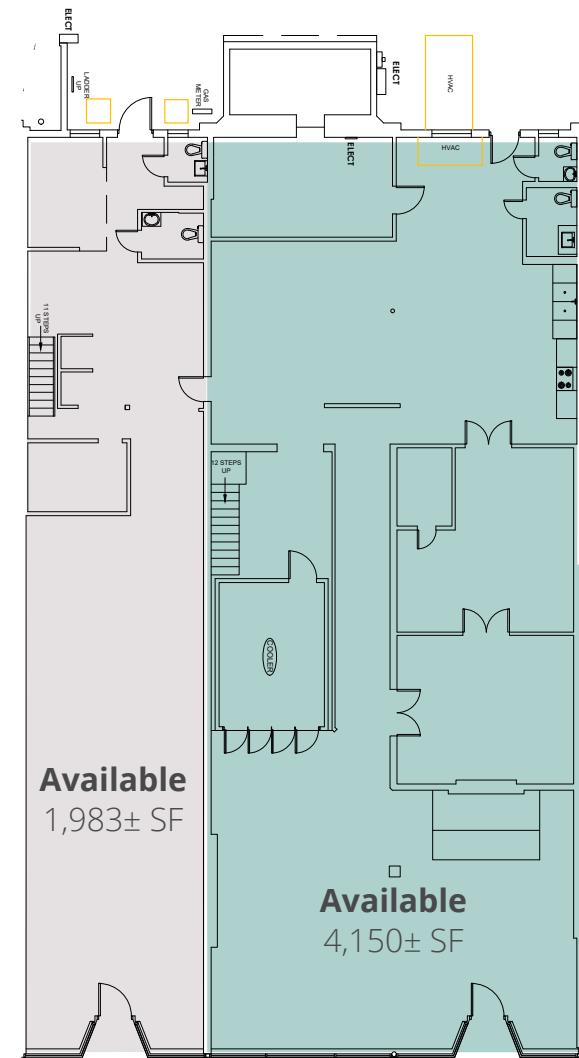
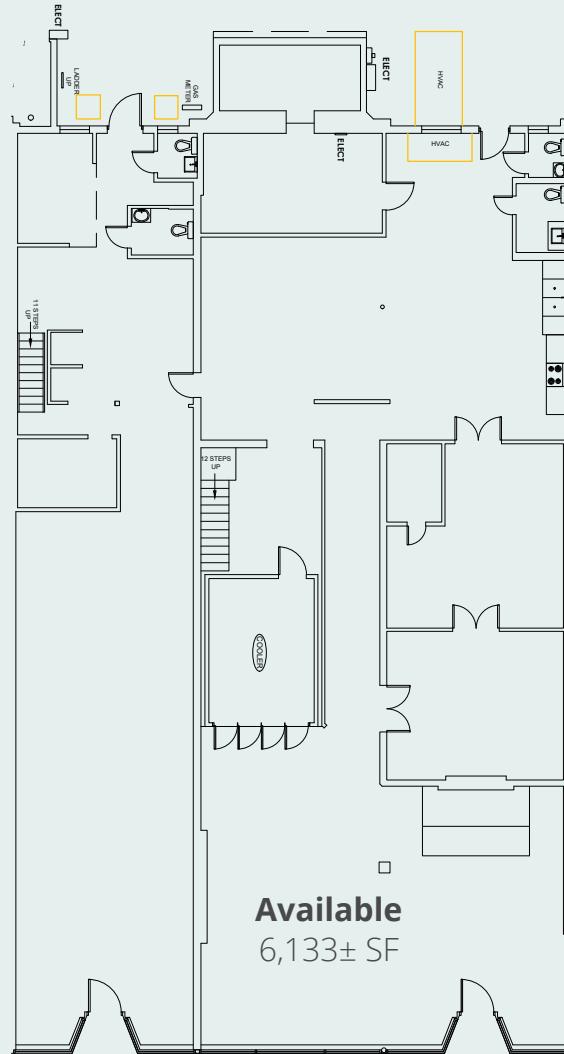
P
/
K

Suite 400

Floor PLAN

P
K

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

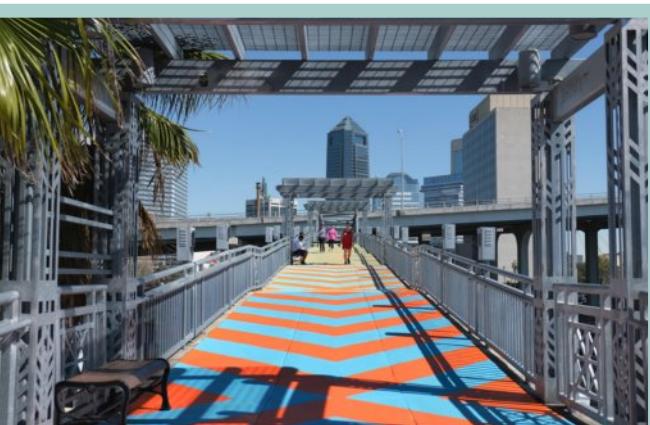
top 10 largest city to live in



About THE AREA

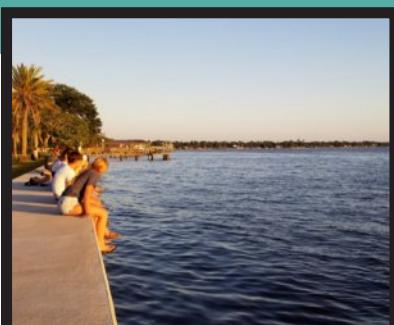
Park & King sits on one of the most prominent intersections in Jacksonville's fastest growing neighborhood, Riverside. The 32204 ZIP code has seen a **45% increase** in millennials during the past five years, surpassing any ZIP code in Miami or Orlando. Nationally, 32204 ranks #6 out of the 30 largest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



FIVE POINTS RETAIL



RIVERSIDE RETAIL



Prime Osborn
Convention Center

BROOKLYN RETAIL



DOWNTOWN RETAIL



SPRINGFIELD RETAIL



Armada Stadium

M.O.S.H.

SOUTHBANK RETAIL



Cummer Museum

SAN MARCO RETAIL



N

Jax Fairgrounds

121 Financial
Ballpark

TIAA Bank Field



Vystar Veterans
Memorial Arena

SAN MARCO SQUARE RETAIL



95

King Street RETAIL



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



Park Street



PARK & KING



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