

# ±12,873 SF AVAILABLE FOR LEASE

5150 TIMUQUANA RD,  
JACKSONVILLE, FL 32210



## LOCAL MARKET EXPERT

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**NEWMARK**  
PHOENIX REALTY GROUP

Newmark Phoenix Realty Group, Inc.

10739 Deerwood Park Blvd. #310 Jacksonville, FL 32256

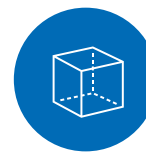
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# PROPERTY DETAILS



**Available Space**  
**±12,873 SF**



**Zoning**  
**CCG-1**



**Lot Size**  
**±4.94 AC**

<b>Building Class</b>	B
<b>4 Suites Available</b>	1,256 SF, 1,294 SF, 5,220 SF and/or 6,359 SF
<b>Year Built</b>	1988; Completely Renovated in 2024
<b>Premium Location</b>	Frontage on Timuquana Rd with AADT 22,297
<b>Uses</b>	Ideal For Various Retail, Office, or Service Operations
<b>Building Height</b>	15'

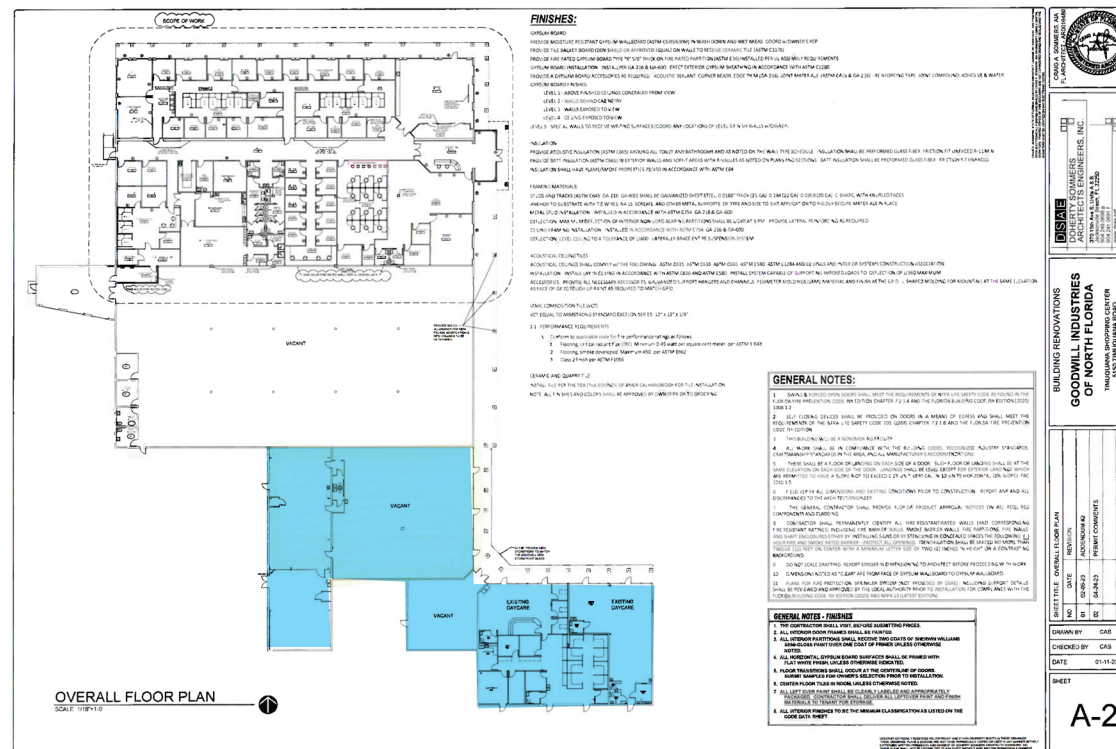
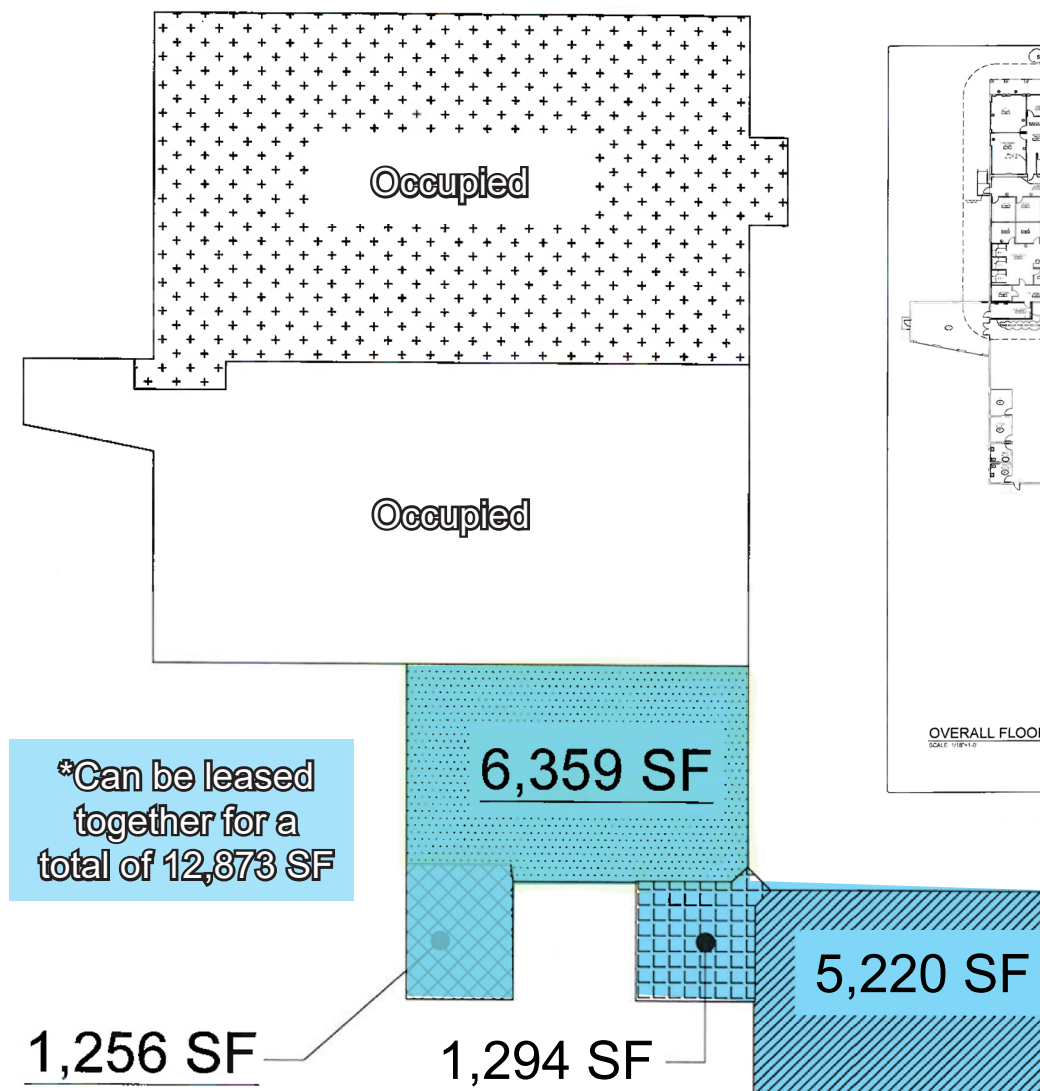
**Lease Rate: \$15.00 PSF + NNN**

The Riverside retail submarket has a vacancy rate of 4.5% as of the third quarter of 2025. Over the past year, the submarket's vacancy rate has changed by 0.08%, a result of 73,000 SF of net delivered space and 53,000 SF of net absorption. Riverside's vacancy rate of 4.5% compares to the submarket's five-year average of 3.5% and the 10-year average of 3.9%.

The Riverside retail submarket contains roughly 13.8 million SF of inventory. The submarket has approximately 4.4 million SF of neighborhood center inventory, 950,000 SF of power center inventory, 1.2 million SF of strip center inventory, 540,000 SF of mall inventory, and 6.8 million SF of general retail.

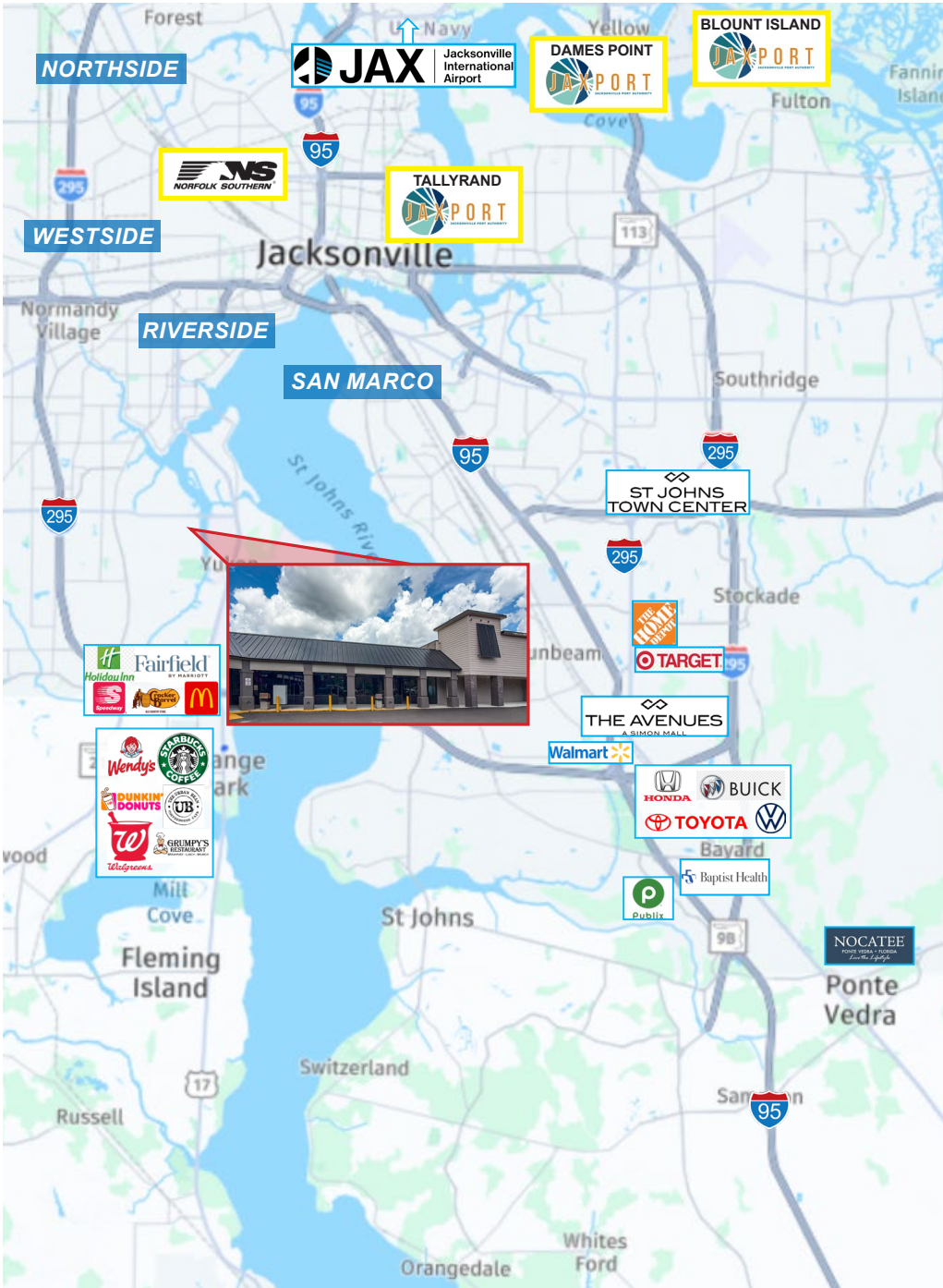
Market rents in Riverside are \$24.00/SF. Rents have changed by 2.1% year over year in Riverside, compared to a change of 2.3% across the wider Jacksonville market. Annual rent growth of 2.1% in Riverside compares to the submarket's five-year average of 6.0% and its 10-year average of 5.2%.

# FLOOR PLAN





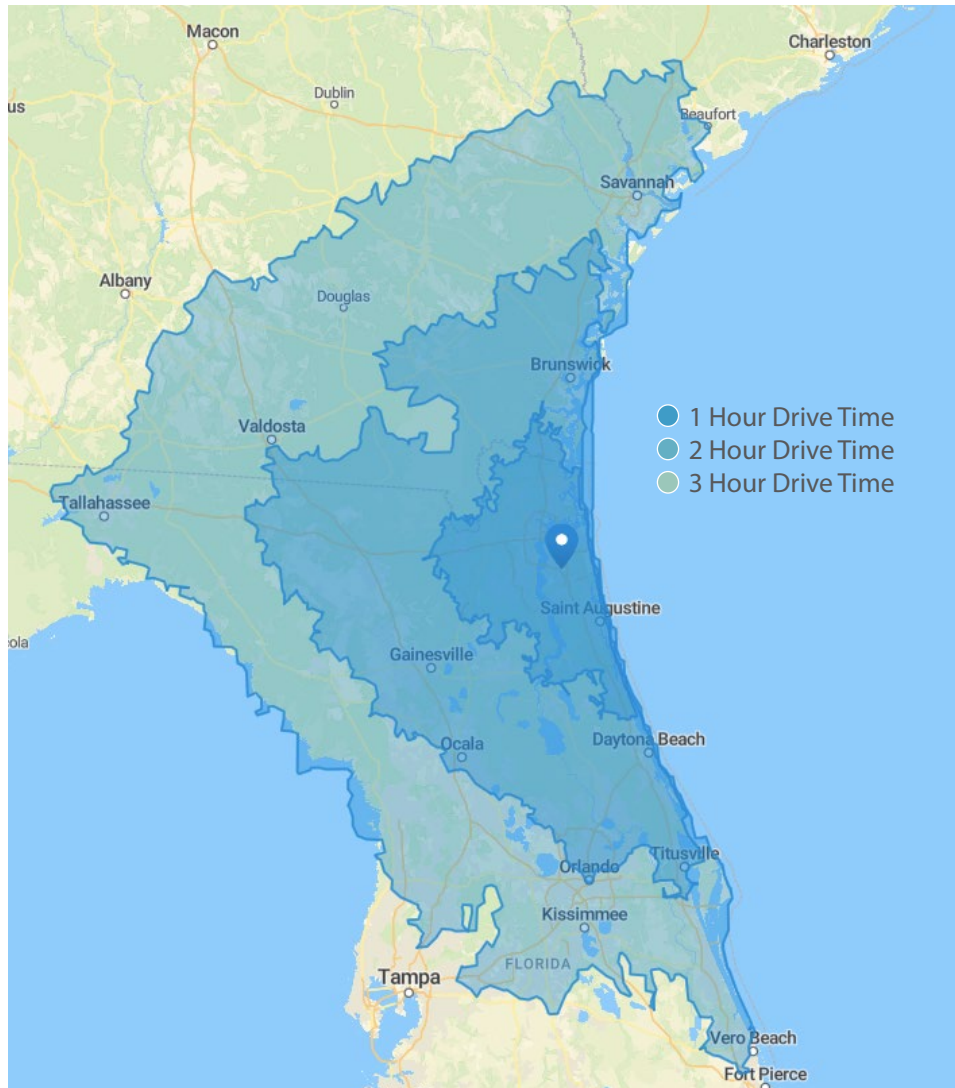
# EXCELLENT CONNECTIVITY



Point of Interest	Time	Miles
 <b>I-95</b>	18 Min	8.3
 <b>I-10</b>	15 Min	7.2
 <b>I-295</b>	10 Min	4.3
 <b>Jax International Airport</b>	32 Min	22.6
 <b>JaxPort</b>	26 Min	13.8
 <b>CSX Intermodal Facility</b>	22 min	12.9
 <b>Norfolk Southern Intermodal Facility</b>	25 min	14.1



# AREA DEMOGRAPHICS




 2029 Population  
 Projection  
**177,236**


 2029 Household  
 Projection  
**72,349**


 Avg Household  
 Income  
**\$83,237**


 Total Specified  
 Consumer Spending  
**\$1.8B**

Population	2 Miles	5 Miles	10 Miles
2024 Population	24,591	168,451	634,196
Annual Growth 2024-2029	1.0%	1.0%	1.2%
Median Age	38.3	37	38

Households & Income	2 Miles	5 Miles	10 Miles
2024 Households	10,181	68,669	253,407
Avg Household Size	2.4	2.4	2.4
Owner Occupied Households	5,693	37,378	143,774

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