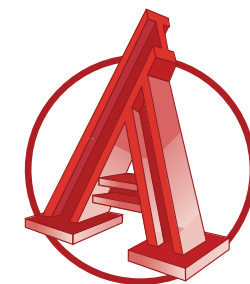




# RIVERSIDE

1604 MARGARET ST, JACKSONVILLE, FL 32204  
CLASS "A" COMMERCIAL REAL ESTATE



**ASHCO, INC.**







# RIVERSIDE

LAUNCH YOUR BUSINESS INTO THE HEART OF JACKSONVILLE'S OLDEST AND TRENDIEST NEIGHBORHOOD, FIVE POINTS-RIVERSIDE. MAGNIFICENT PARKS AND WORLD CLASS MUSEUMS ARE A SHORT WALK FROM THIS LANDMARK BUILDING ORIGINALLY BUILT ALMOST A CENTURY AGO. IMMERSE YOUR COMPANY AMONG THE CITY'S MOST FASHIONABLE DINING AND SHOPPING VENUES IN THIS HISTORIC AND ARCHITECTURALLY DIVERSE COMMUNITY



## SITE PLAN // DETAILS

BUILDING SIZE: 4,565 SQFT

YEAR BUILT: 1927

PROPERTY SUBTYPE: BANK

ZONED: CCG-1

## KEY HIGHLIGHTS

- Historic Location
- Option for Outdoor Seating and Rooftop
- Two Lane Drive Thru
- Pylo Sign
- Easy Access to Parking Spaces



ROOF TOP

DRIVE THRU

CORNER EXPOSURE

OUTDOOR PATIO SEATING



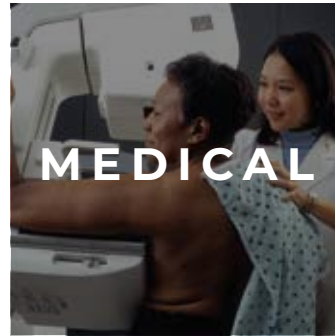
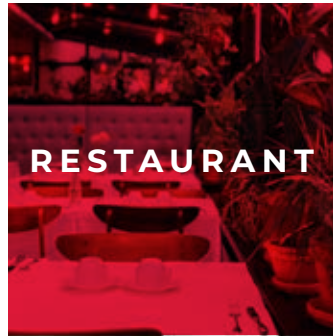






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## 2022 ESTIMATED DEMOGRAPHICS

Five Points, nestled in the Riverside area, is an artistic and hip residential neighborhood known for its lively cluster of vintage shops and eccentric eateries.

**AVERAGE AGE**  
**34.2**



**AVG HH INCOME**  
**\$47,447**



**POPULATION**  
**7,629**



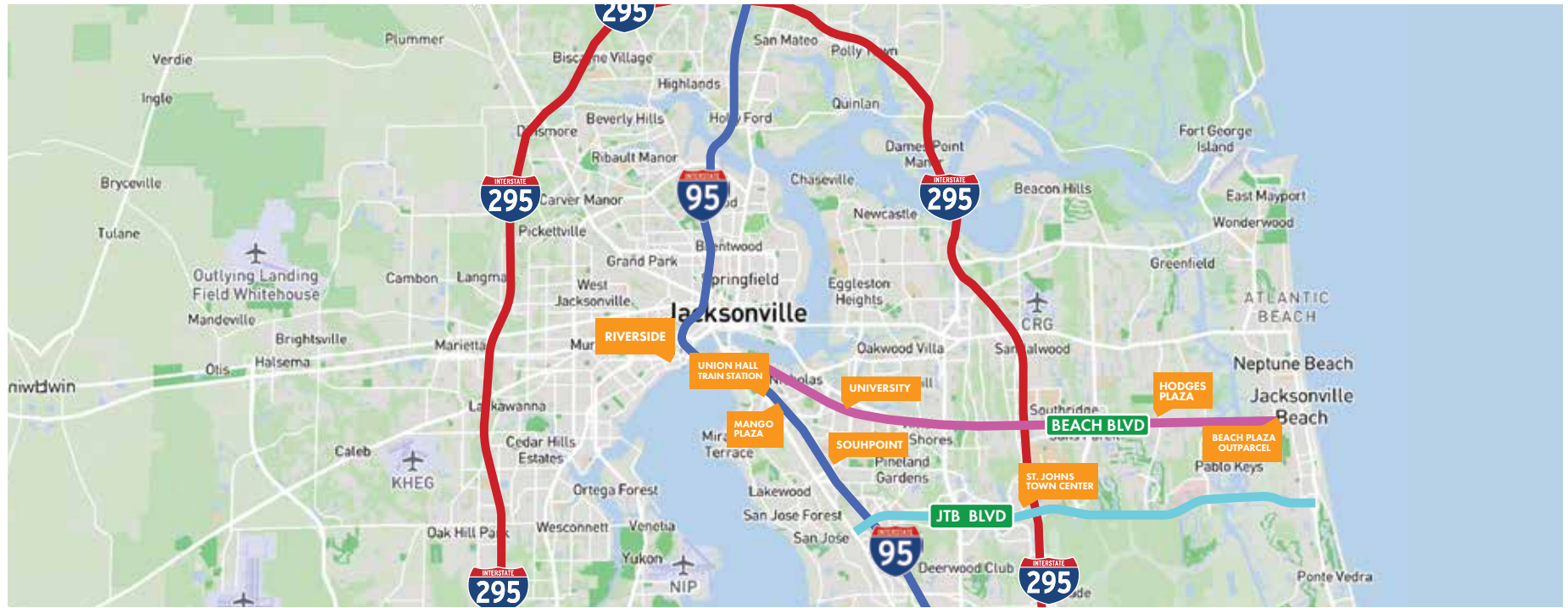
**VEHICLES PER DAY**  
**3,100**





Five Points, nestled in the Riverside area, is an artistic and hip residential neighborhood known for its lively cluster of vintage shops and eccentric eateries.

- 5 POINTS VINTAGE
- 904 TACO
- AL'S PIZZA
- ALEWIFE BOTTLESHOP & TASTING ROOM
- ANOTHER BROKEN EGG CAFE
- AT&T
- BAKERY RIBAUTL
- BIGGIE'S PIZZA
- BIRDIE'S
- BOGER'S SHOES
- BOLD BEAN
- BREW 5 POINTS
- BURGER KING
- CARMINE'S PIE HOUSE
- CHASE MORTGAGE
- COOL MOOSE CAFE
- CRANE RAMEN
- CUMMER MUSEUM
- DAUGHTER'S FLOWER SHOP
- EINSTEIN BROS. BAGELS
- ESCAPE RESTAURANT & BAR
- EUROPEAN STREET CAFE
- FIREHOUSE SUBS
- GRASS ROOTS NATURAL MARKET
- JAZZY'S RESTAURANT & LOUNGE
- JIMMY JOHN'S
- KAIKA TEPPANYAKI ASIAN FUSION
- KICKBACK'S GASTROPUB
- KEG & COIN
- LOLA'S BURRITO & BURGER JOINT
- MIDNIGHT SUNS IMPORTS
- MIXED FILLINGS PIE SHOP
- MOTION SWEETS
- NACHO TACIO
- PANDA HOUSE
- POKE BOWL SALAD
- ROOT DOWN
- SAKE HOUSE
- SMOOTHIE KING
- SOUTHERN ROOTS FILLING STATION
- S&R DIM SUM
- SWEETFROG
- SWEET THEORY
- SURTERRA WELLNESS
- TAQUERIA CINCO
- THE BREAD & BOARD
- THE MOSSFIRE GRILL
- TIJUANA FLATS
- TOSSGREEN
- WALGREENS
- WALL STREET LOUNGE
- WENDY'S



## RESIDENTIAL DEVELOPERS

1	San Marco Promenade	Open
2	The Exchange and Barlow	Open
3	Park Place at San Marco	Under Construction
4	1230 Hendricks Ave	Proposed
5	SOBA	Open
6	The District	Open
7	Broadstone River House	Open
8	The Southerly at Southbank	Under Construction
9	Ambassador Hotel & La Quinta Inn & Suites	Under Construction
10	The Residences at Barnett	Open
11	Hyatt Place	Open
12	Lofts at Jefferson Station	Open
13	Lofts at LaVilla	Open
14	Florida Times Union	Development Opportunity
15	Vista Brooklyn	Open
16	Lofts at Brooklyn	Open
17	Residence Inn Brooklyn	Under Construction
18	Bishop Gate	Open

## COMMERCIAL/ MIXED USE DEVELOPERS

1	San Marco Promenade	Open
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## WHY RIVERSIDE

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 & Avondale have a unique mix of history, culture, charm, and modern design--find out more information through Riverside Avondale Preservation. This is a hip part of town with a young population. Million dollar waterfront homes and upscale apartment buildings are the norm, but there is nothing pretentious about the area, instead the vibe here is that of community, urban living, and keeping it local. The world-class Cummer Museum of Art and Gardens is also located in the Riverside neighborhood.





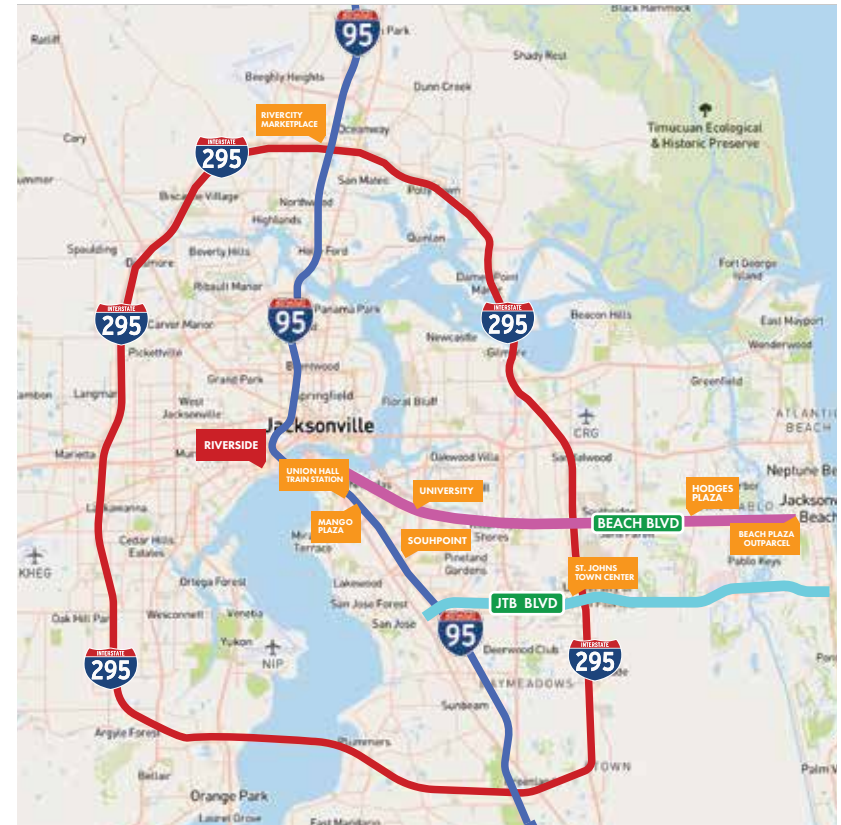
# ASHCO, INC.

ASHCO has been family owned and operated for over 50 years in Jacksonville, Florida.

We are a hands-on company who is always accessible and responsive to the tenants we serve. Our direct involvement and attention to detail has built our reputation for excellence as a developer and landlord. Focused on the marketplace and our tenant's success, ASHCO builds strong relationships with tenants, suppliers, and employees. By creating our own unique designs and construction, we are assured of quality properties with lower long-term operating costs.

ASHCO targets high-demand locations in both new-growth areas as well as established neighborhoods to capitalize on emerging trends and marketplace demographics. We strive to work in collaboration with our tenants and the community, holding great value in lasting relationships.

The success of ASHCO tenants is a direct reflection of ASHCO as a company



@ASHCOINC

# ASHCO, INC.

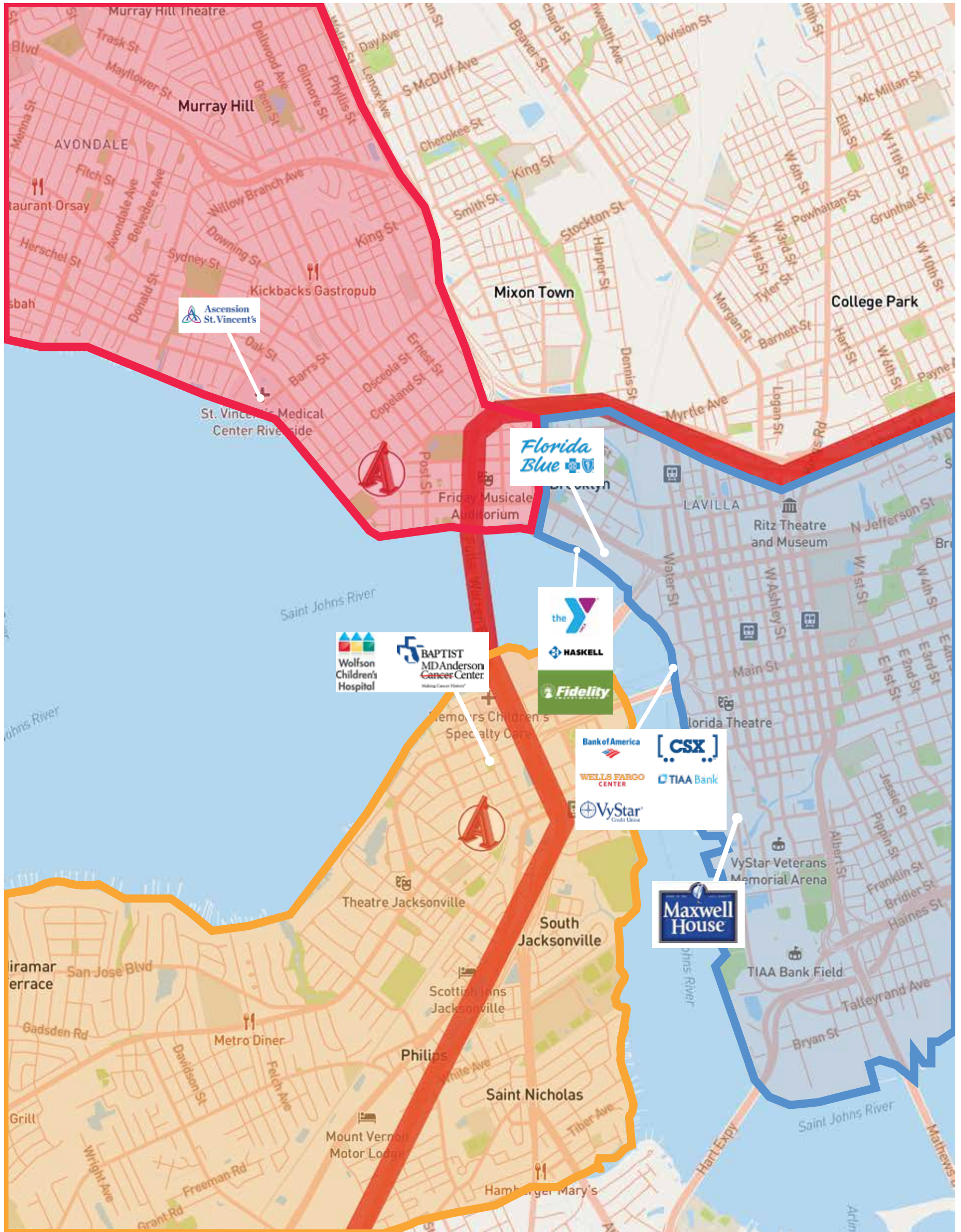
CALL LEASING TODAY!

904-242-9000

WWW.ASHCO-INC.COM



# TOP EMPLOYERS



**SAN MARCO**

**RIVERSIDE/AVONDALE/MURRAY HILL**

**DOWNTOWN/BROOKLYN**