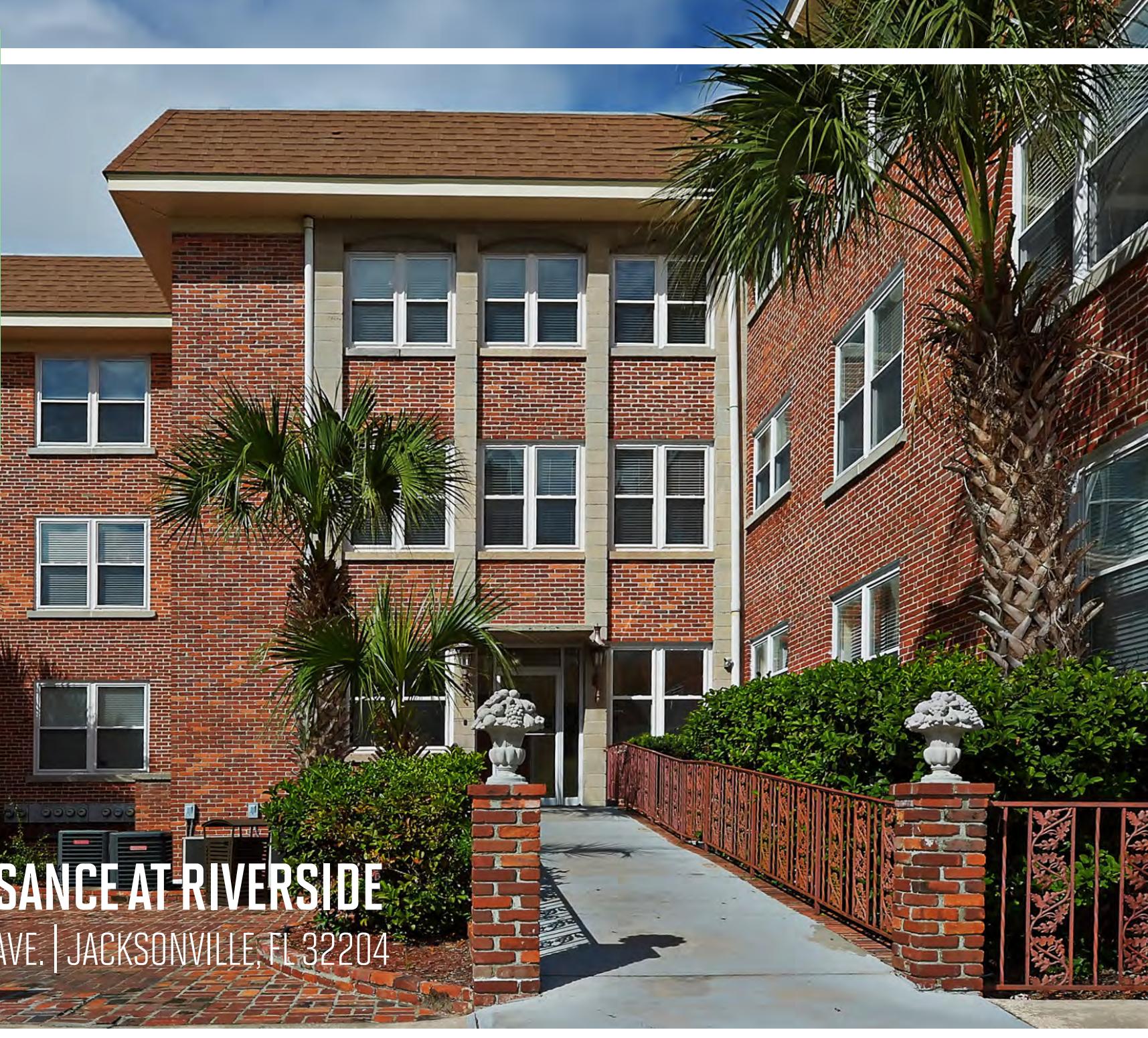


5
POINTS

JACKSONVILLE

THE RENAISSANCE AT RIVERSIDE

2008 RIVERSIDE AVE. | JACKSONVILLE, FL 32204



PROPERTY OVERVIEW

LIVE. WORK. PLAY.

Historic building located in the heart of Riverside

The Renaissance at Riverside is a three-story, historic office building located in the heart of Riverside. Offices are equipped with executive bathrooms and showers.

\$18.00 PSF + ELECTRIC

HIGHLIGHTS

- Three-story building
- On-site parking
- Bathrooms & showers
- $.55\pm$ acre lot
- Proximate to I-95
- Adjacent to Memorial Park

AVAILABILITY

Suite	Size	Lease Rate
201	$2,223\pm$ SF	\$18.00/SF
301	$2,223\pm$ SF	\$18.00/SF





LOCATED IN ONE OF THE
"TOP 10 NEIGHBORHOODS"
IN THE COUNTRY

5
POINTS

JACKSONVILLE

PHOTO GALLERY



A THRIVING URBAN NEIGHBORHOOD

An area unlike any other in Jacksonville – 5 Points is a synergistic community of innovative retailers, chef-driven restaurants and a vibrant nightlife.

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 has a unique mix of history, culture, charm and modern design. This is a hip part of town with a **young millennial population** that has increased by 45% during the last five years.

Riverside is a true live-work-play destination.



**5
POINTS**

JACKSONVILLE, FL

#2 Most up-and-coming city in America

\$220M Spent on food and beverage in the area

93 Walkability score

5 BLOCKS From Jacksonville's Riverwalk and Riverside Arts Market



LOCATED IN ONE OF THE “TOP 10 NEIGHBORHOODS” IN THE COUNTRY



Riverside's 5 Points is considered Jacksonville's arts and commerce district. Built in the 1930s as Jacksonville's first shopping area outside of Downtown, and it continues to thrive. 5 Points' eclectic mix of the city's top performing restaurants, bars, boutiques, vintage and antique stores embodies the neighborhood and community who support it.

PRIMARY CUSTOMER AREA

	POPULATION	2023 - 1,379,798 2028 - 1,442,472
	HOUSEHOLDS	2023 - 552,090 2028 - 583,905
	HOUSEHOLD INCOME (ANNUALLY)	2023 - \$106,063 2028 - \$121,844
	MEDIAN HOME VALUE	2023 - \$336,245 2028 - \$352,982
	DAYTIME POPULATION	2023 - 1,425,732

PRIMARY TRADE AREA

2023 POPULATION	134,768
2023 AVERAGE HH INCOME	\$90,944

JACKSONVILLE - DUVAL COUNTY

Jacksonville was named the **#1 Fastest Growing Metro** in the State.

(Source: JLL, 2022)

DOWNTOWN JACKSONVILLE



\$517M in season revenue (2023)

67,681 spectators in average home game attendance (2023)



75 home games in the 2023 season

5,100 in average game attendance



37 home games in the 2022-2023 season

7,749 in average game attendance-- the highest in ECHL (2023)



28 concerts held in 2022

656,134 in annual attendance



150+ events held annually

\$16M in economic impact during 2021-2022

POPULATION

97.5% residential occupancy rate

72.2% of the population has a four year degree or higher

53% residents between 25-54 years old

50% increase in multifamily residential growth during the last 10 years

OFFICE

3 Fortune 500 headquarters

2,400 businesses in downtown

64% of employees downtown have an annual income of \$80,000+

54% of employees live less than 20 minutes from downtown

65,119 daytime employees

EDUCATION

3 major college campuses downtown

1 law school

\$300M proposed UF Tech & Innovation Campus

MEDICAL

5 major hospital campuses less than three miles from downtown

GROWTH

Two new headquarters, FIS (fintech) and JEA (public utility), have added more than **539K SF** of office space Downtown.

245K retail space under construction

1,580 multifamily units under construction

**18.5M VISITORS
ANNUALLY**

**4.5M MORE VISITORS THAN
ST. JOHNS TOWN CENTER**



351K AVERAGE WEEKLY VISITS



Source: Downtown Investment Authority

2008 RIVERSIDE AVE | JACKSONVILLE, FL 32204

5 POINTS

JACKSONVILLE



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