



# 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.

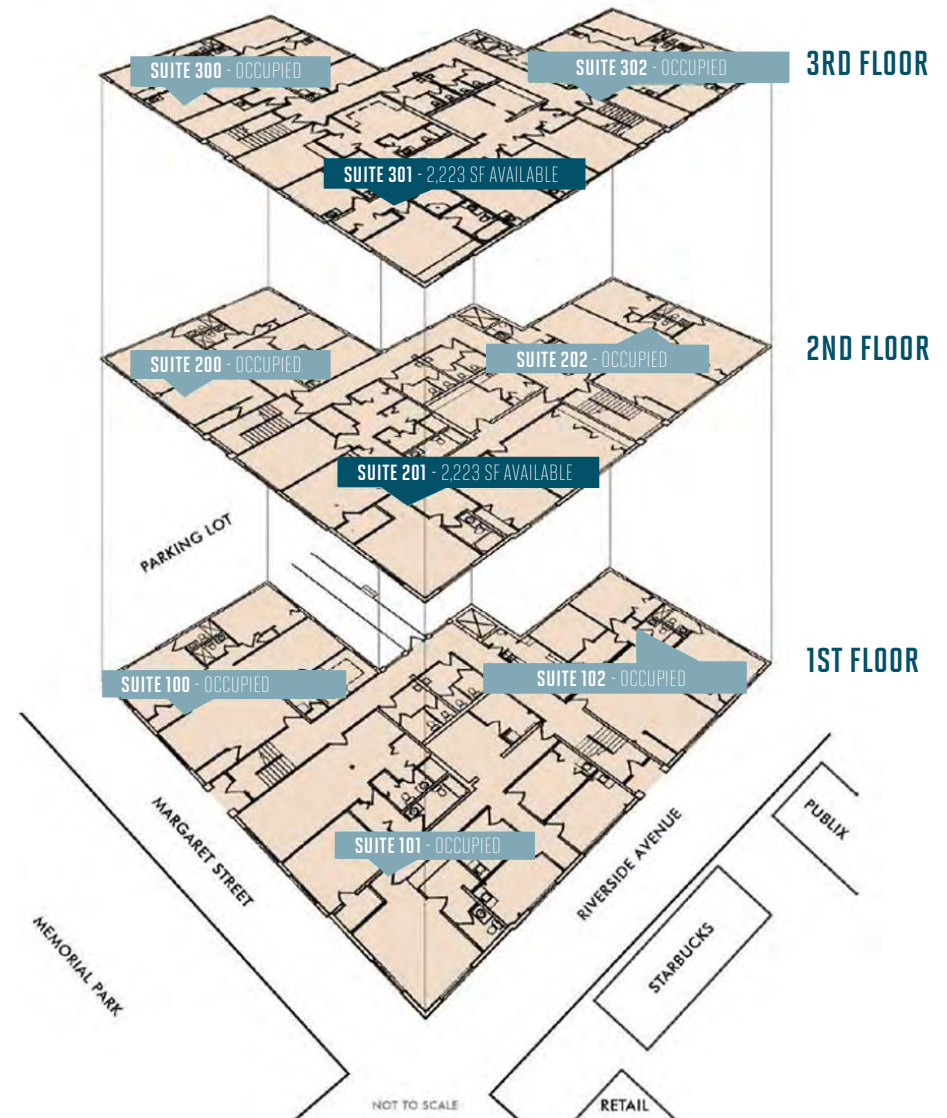
**\$18.00** PSF + ELECTRIC

### HIGHLIGHTS

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

### AVAILABILITY

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







[CSX]

PRIME, F. OSBORN, III  
CONVENTION CENTER

THE FRESH  
MARKET

WHOLE  
FOODS  
MARKET

the Y

DOWNTOWN

Fidelity  
INVESTMENTS

BROOKLYN

CUMMER  
MUSEUM  
ART | GARDENS | EDUCATION

SUP Pedestrian  
Bridge

RAM  
RIVERSIDE  
ARTS MARKET

INTERSTATE  
95

RIVER & POST  
RESTAURANT | ROOFTOP LOUNGE

G

@pure barre

RIVERSIDE

Riverwalk/  
Emerald Trail

MEMORIAL PARK  
ASSOCIATION

EINSTEIN BROS.  
BAGELS

bartaco

Insomnia  
cookies

HOPTINGER  
YOUR GARDEN'S GARDEN MARKET

HAWKERS  
ASIAN STREET FOOD

Sun-Ray  
cider

5  
POINTS

grassroots  
NATURAL MARKET

BROOKER  
Broken Egg Cafe

INTERSTATE  
10

p

publix

Starbucks

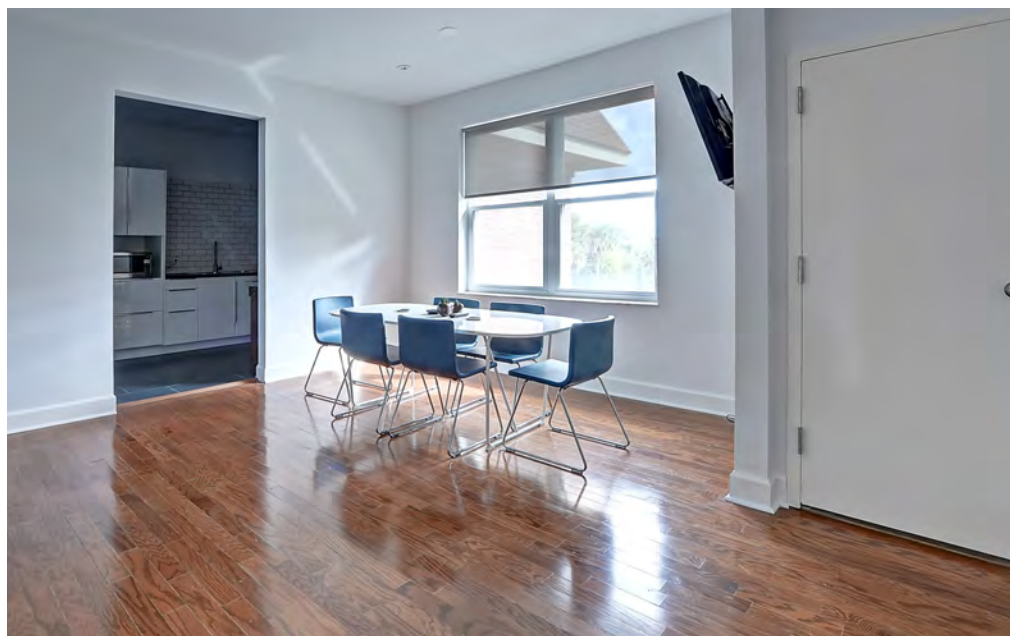
LOCATED IN ONE OF THE  
"TOP 10 NEIGHBORHOODS"  
IN THE COUNTRY

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# 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.**

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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 continue 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

**18.5M VISITORS  
ANNUALLY**

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



VENUE	# OF EVENTS
EverBank Field	245
Center for the Performing Arts	224
Convention Center	200
Vystar Veterans Memorial Arena	128
Ritz Theater	86
121 Financial Ballpark	83
Daily's Place	31

**351K AVERAGE WEEKLY VISITS**



## 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

*Source: Downtown Investment Authority*



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THE  
**URBAN** @  
DIVISION



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