

Retail for Sale or Lease

2752 & 2756 Park Street | Jacksonville, FL 32204



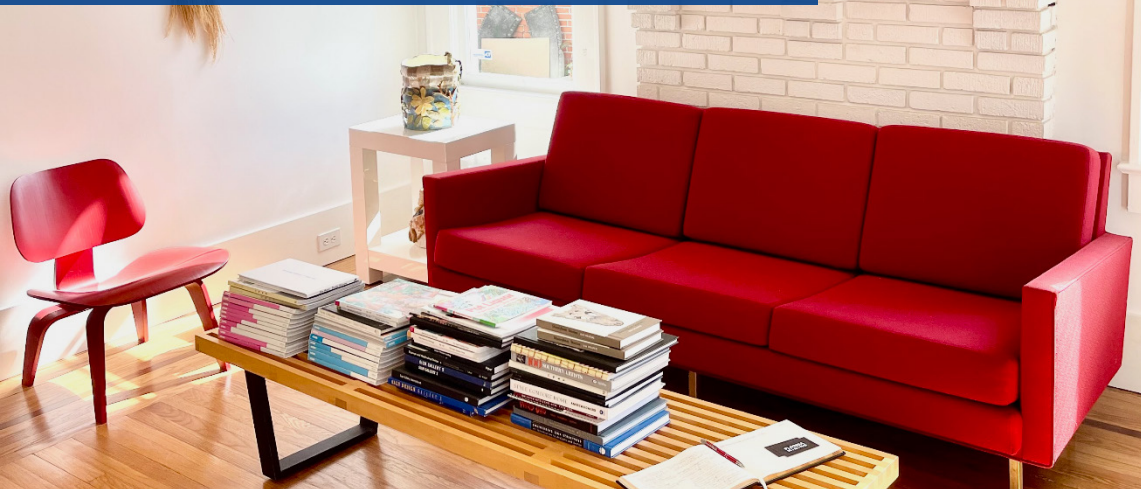
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Property Overview



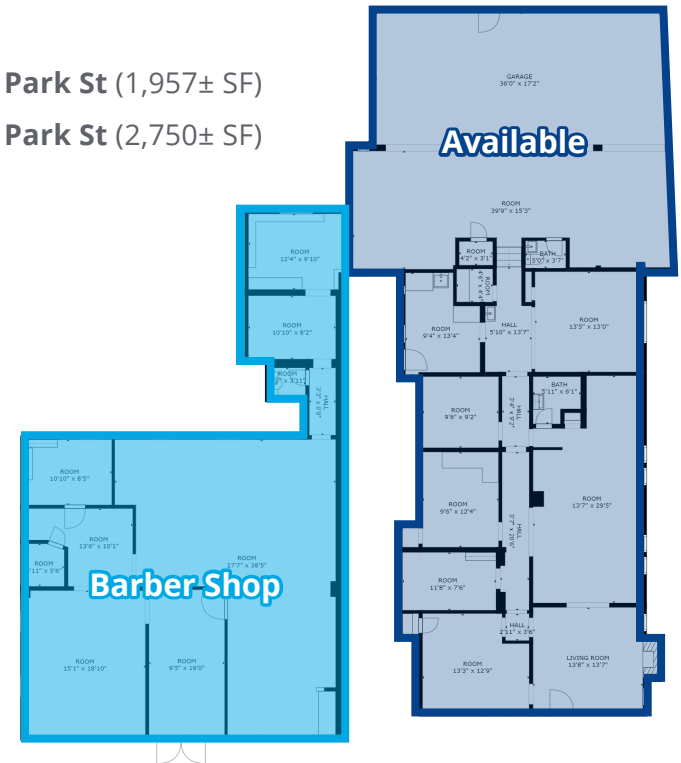
Property Information

	Size	Sale Price	Lease Rate
2752 Park St	1,957± SF	\$750,000	LEASED
2756 Park St	2,750± SF	\$750,000	\$28 + NNN
Total	4,707± SF	\$1,500,000	-

Floor Plan

■ 2752 Park St (1,957± SF)

■ 2756 Park St (2,750± SF)



Located just southwest of Downtown Jacksonville, the **Riverside Historic District** is the destination and point for a dense workplace population. The trade area draws a strong daytime population from those who commute downtown and live in Jacksonville.

Park Street serves more than 18,817 businesses within a 15-minute drive time. Over the last two years, the area has seen a 14.4% increase in workplace employees, totaling 394,409. The neighborhood combines a **true live-work-play destination**, making it known as Jacksonville's hottest retail and social atmosphere.



**Proximate to
I-95 + I-10**



Pedestrian-friendly

Nearby Retail



Vystar Veterans Memorial Arena

Jax Fairgrounds

121 Financial Ballpark

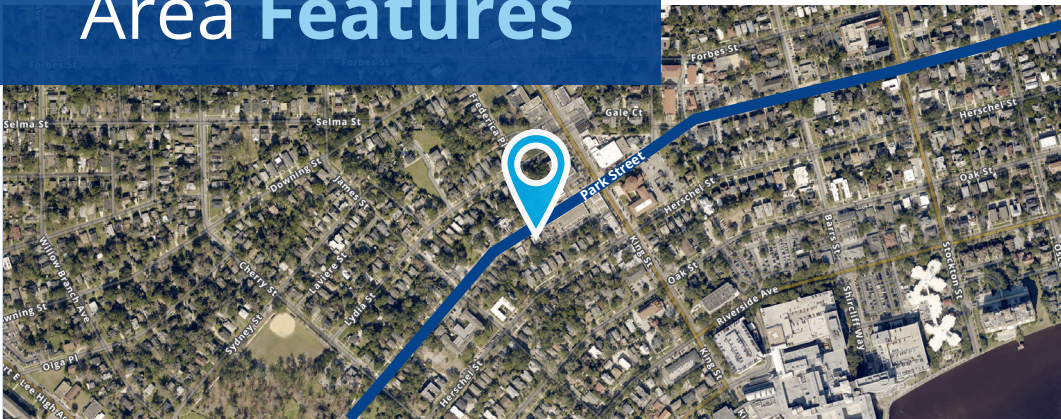
TIAA Bank Field



M.O.S.H.



Area Features



Park Street is situated in the heart of the **Riverside Historic District**, filled with eclectic retail storefronts and local restaurant users that have created an incomparable sense of community. Just minutes from Jacksonville's Urban Core, the Riverside neighborhood **continues to experience significant growth** and has become known for its hip-vibe and unique mix of history and culture. Due to its walkability, abundance of green space and architecture, Riverside has been historically voted as one of the **"Top 10 Neighborhoods in the Country."**





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