

LEASE

1104 S EDGEWOOD AVE.
1104 S Edgewood Ave. Jacksonville, FL 32205



PROPERTY DESCRIPTION

This 3,012 SF space offers a versatile retail environment with strong potential for customization to suit a wide range of uses. While the space requires some improvements, it provides a solid foundation for a tenant looking to create a tailored, branded location.

One of the standout features is the finished polished concrete flooring, delivering a clean, modern aesthetic that is both durable and low maintenance. The open layout allows for flexible design options, making it ideal for retail, studio, or other creative concepts. This is a value-add opportunity for tenants seeking character, adaptability, and the ability to bring a vision to life.

PROPERTY HIGHLIGHTS

- Large windows for ample natural light
- Versatile layout suitable for various business types
- Spacious open floor plan
- Side unit for added foot traffic

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (Gross)
Available SF:	3,012 SF
Lot Size:	0.33 Acres
Building Size:	6,596 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	843	2,106	7,092
Total Population	1,623	4,162	14,494
Average HH Income	\$75,413	\$81,197	\$85,099

Viktorija Mask
(904) 827-1717 x5938

Bob Buckmaster, CCIM
(904) 827-1717



COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

LEASE

1104 S EDGEWOOD AVE.
1104 S Edgewood Ave. Jacksonville, FL 32205



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (Gross)
Building Size:	6,596 SF
Available SF:	3,012 SF
Lot Size:	0.33 Acres
Zoning:	CCG-1

LOCATION OVERVIEW

The location is situated within Jacksonville's historic Riverside/Avondale corridor, one of the city's most vibrant and pedestrian-friendly districts. The surrounding area is known for its strong street retail presence, established neighborhoods, and a steady mix of local residents and visitors. Nearby destinations include Five Points, Avondale Shops, and Murray Hill, all featuring popular restaurants, boutiques, coffee shops, and professional services.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	843	2,106	7,092
Total Population	1,623	4,162	14,494
Average HH Income	\$75,413	\$81,197	\$85,099

Viktorija Mask
(904) 827-1717 x5938

Bob Buckmaster, CCIM
(904) 827-1717



COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

LEASE

1104 S EDGEWOOD AVE.
1104 S Edgewood Ave. Jacksonville, FL 32205



Viktorija Mask
(904) 827-1717 x5938

Bob Buckmaster, CCIM
(904) 827-1717



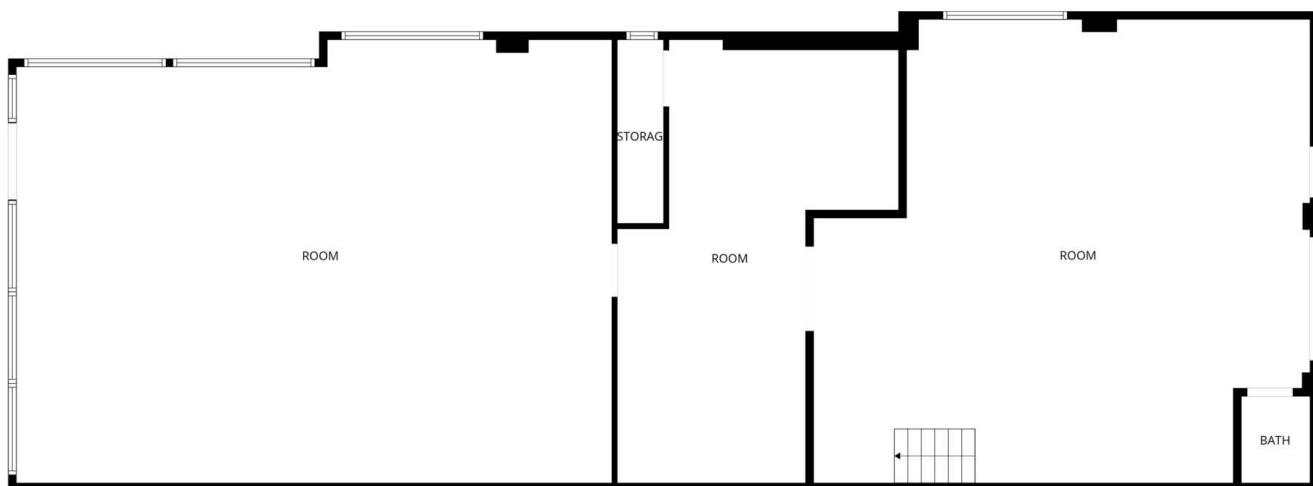
COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

LEASE

1104 S EDGEWOOD AVE.
1104 S Edgewood Ave. Jacksonville, FL 32205



2nd floor



1st floor

Viktorija Mask
(904) 827-1717 x5938

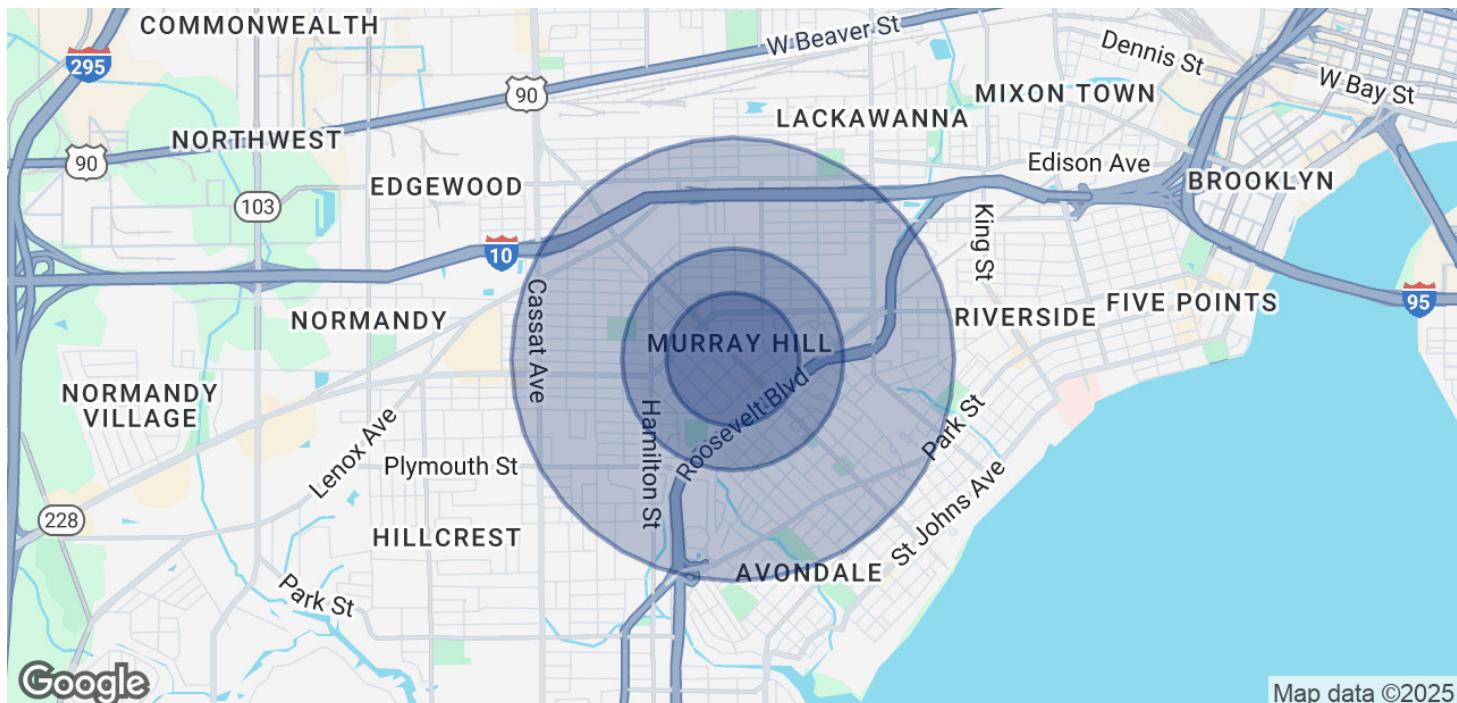
Bob Buckmaster, CCIM
(904) 827-1717



COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

LEASE

1104 S EDGEWOOD AVE.
1104 S Edgewood Ave. Jacksonville, FL 32205



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,623	4,162	14,494
Average Age	44	43	41
Average Age (Male)	43	42	41
Average Age (Female)	45	44	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	843	2,106	7,092
# of Persons per HH	1.9	2	2
Average HH Income	\$75,413	\$81,197	\$85,099
Average House Value	\$403,365	\$446,009	\$404,858

Demographics data derived from AlphaMap

Viktorija Mask
(904) 827-1717 x5938

Bob Buckmaster, CCIM
(904) 827-1717



COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES