

# 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**  
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**COLDWELL BANKER  
COMMERCIAL**  
PREMIER PROPERTIES

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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.

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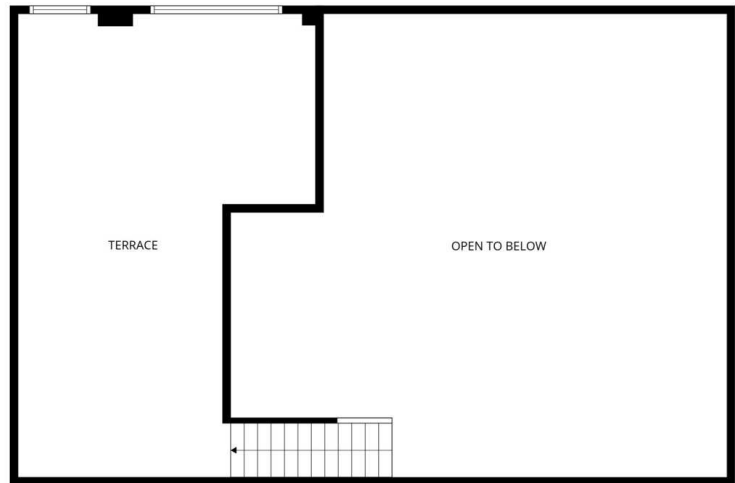


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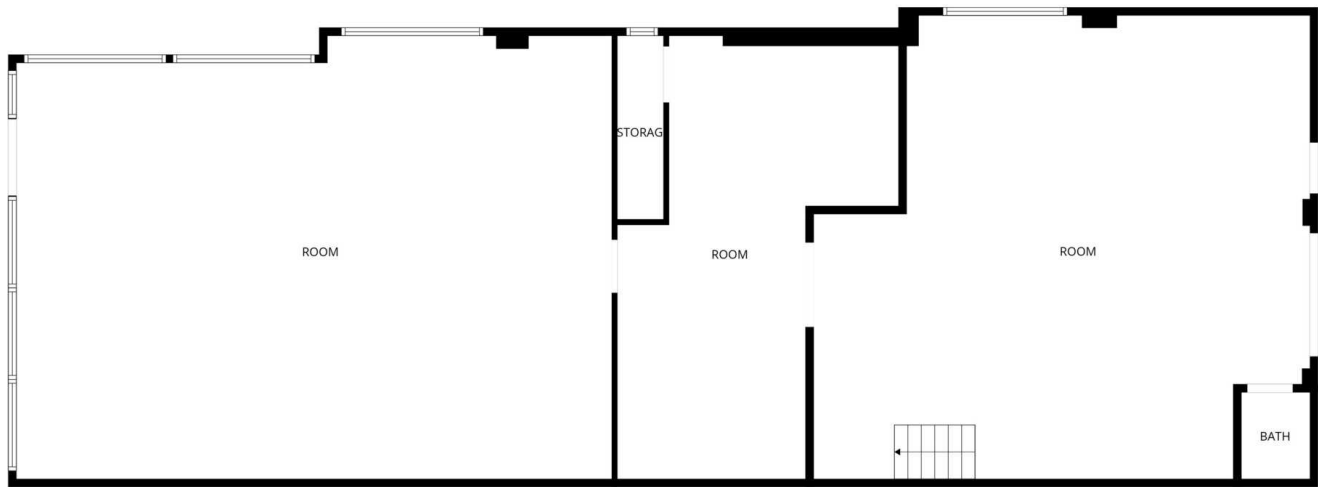
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2nd floor



1st floor

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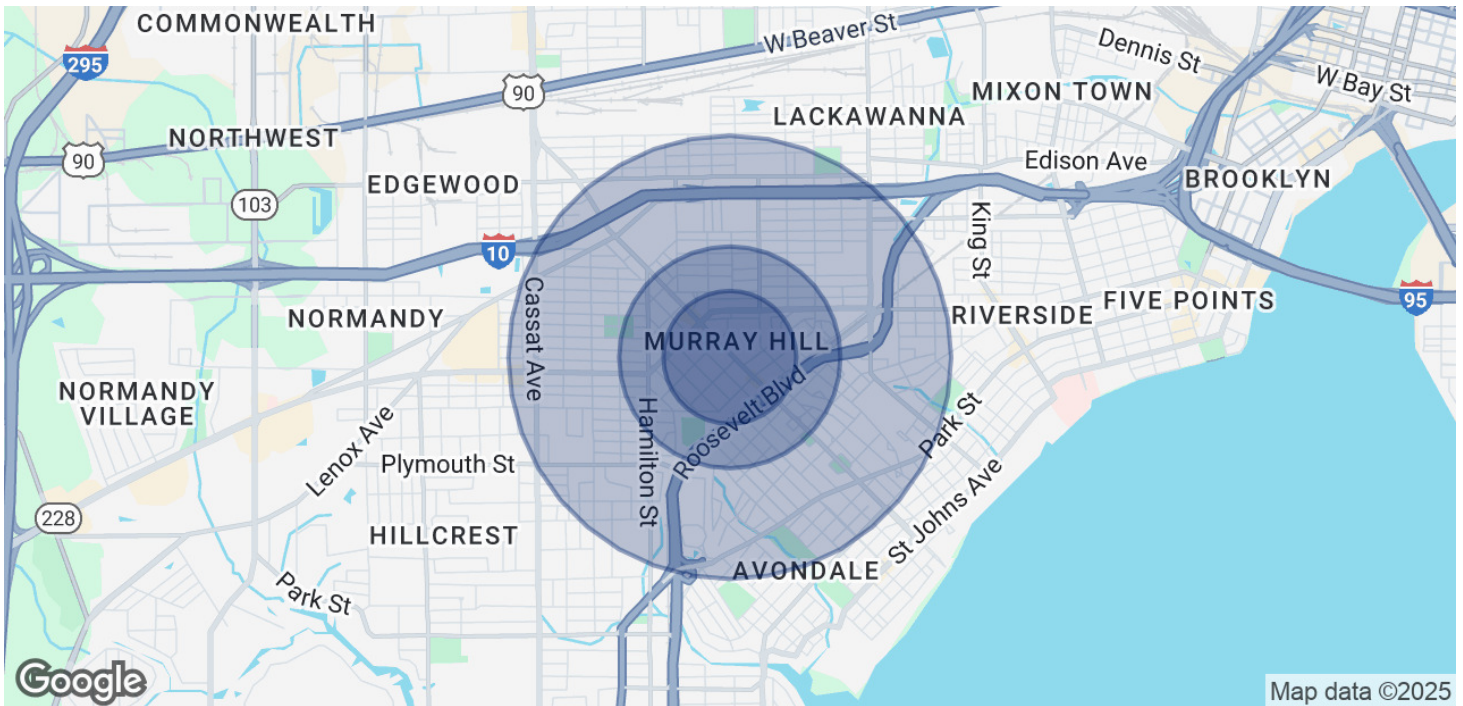
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## POPULATION

	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

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