

FOR LEASE

# 1045 RIVERSIDE AVE

JACKSONVILLE, FLORIDA 32204  
±24,500 SF OFFICE BUILDING



## PROPERTY FEATURES

- + **Ground floor:**
    - 1,500 SF
    - 4,448 SF
  - + **3rd floor:**
    - 3,000 SF
- ±6,125 SF total available**
- + Parking: 57 parking spaces
  - + Located in the heart of the thriving entertainment and arts district of Jacksonville
  - + 0.9 miles from the Riverside Arts Market, which yields 4,000 patrons every Saturday throughout the year
  - + Close to San Marco and Downtown with easy access to I-95 and I-10 from Forest Street



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2018 Estimated Demographics	1 mile	3 miles	5 miles
Population	6,446	76,461	182,488
Average H.H. Income	\$70,058	\$62,032	\$57,795
2018 Housing Units	4,428	40,137	92,151
Bachelor's Degree or Higher	51.4%	29.6%	23.2%



## CONTACT US

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