

MURRAY HILL REDEVELOPMENT OPPORTUNITY

4045 POST ST | JACKSONVILLE, FL

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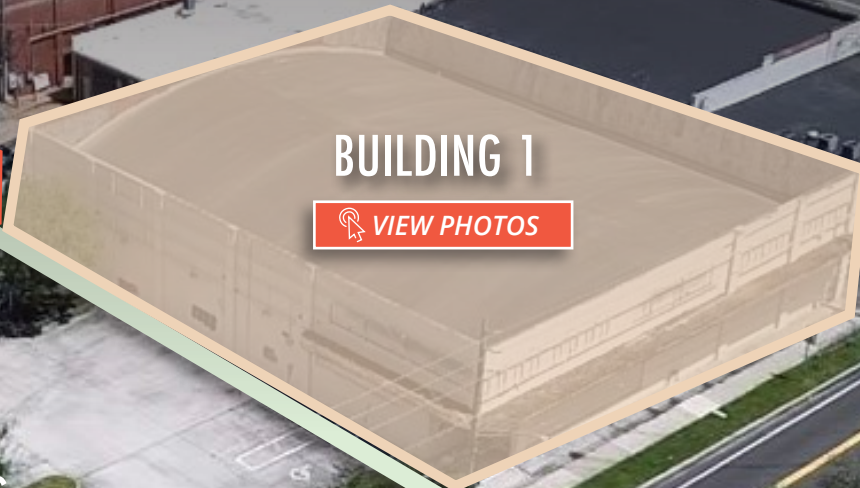
GREAT EATS, GREAT BARS AND GREAT VIBES CAN BE FOUND IN THIS OLD-YET-NEW-AGAIN NEIGHBORHOOD!

Local art, delicious food, craft beer and passionate makers have transformed Murray Hill into one of the coolest, most **up-and-coming** neighborhoods in Jacksonville. Located between hip Riverside and historic Avondale, this “**old-yet-new-again**” neighborhood has become the spot for young entrepreneurs to open innovative restaurants, boutiques, bottle shops and businesses.

4045 Post St presents a rare opportunity to acquire a multi-purpose investment property in one of the city's most authentic and supply-constrained urban corridors. This **strategic location** captures **high volume traffic** throughout the day, and is an **excellent opportunity** for retailers to situate themselves between the Riverside and Avondale neighborhoods.



SITE OVERVIEW



PARKING

POST ST.

SALE DETAILS



Asking Price:
\$1,300,000
(\$68 PSF)



Building 1: 12,500 SF
Building 2: 6,250 SF



Dedicated,
On-Site
Parking

A GROWING RETAIL MARKET

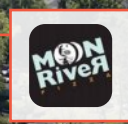
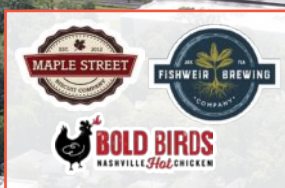
RIVERSIDE

AVONDALE



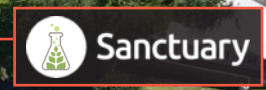
53,500 AADT

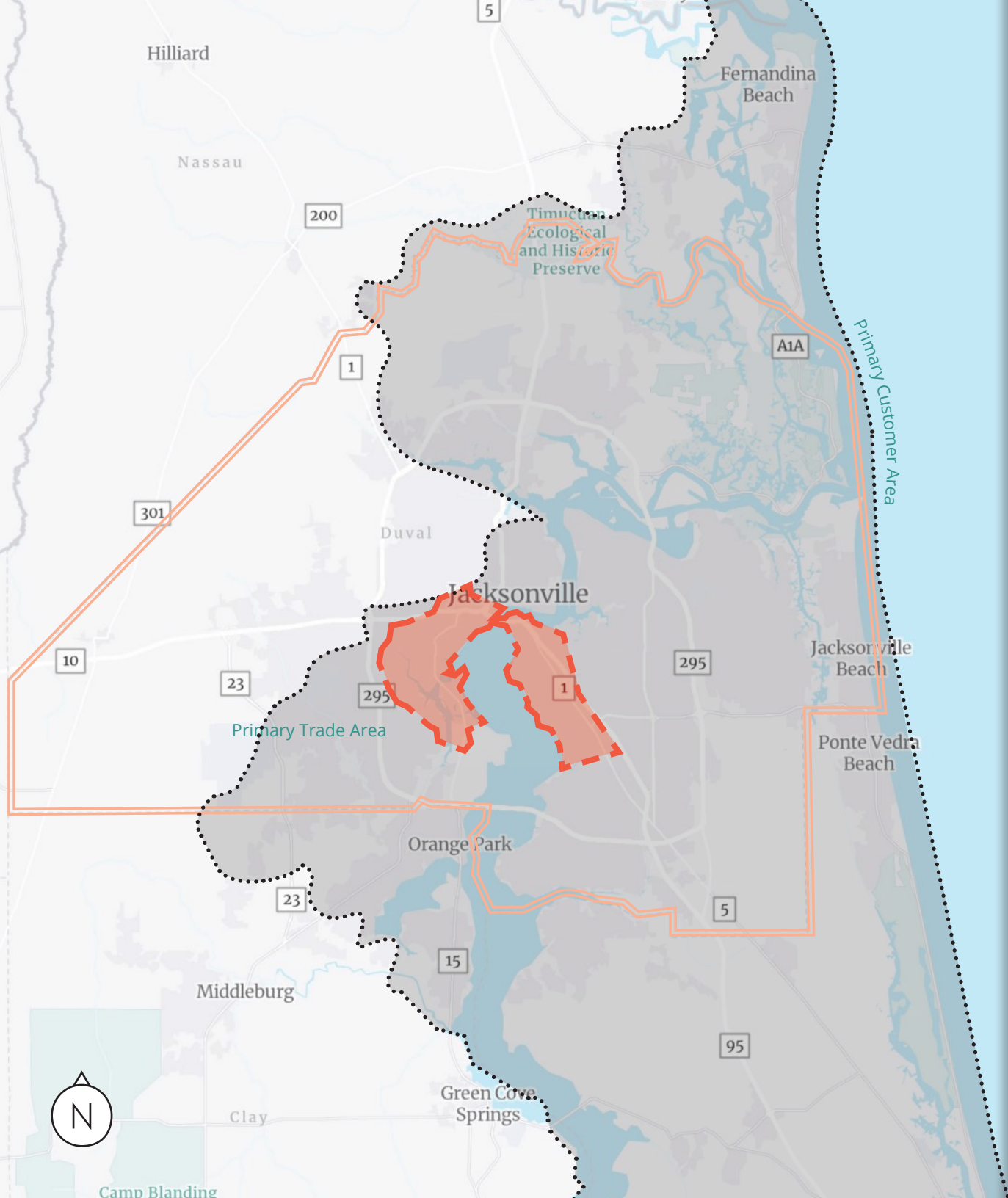
ROOSEVELT BLVD



ANTISDALE ST






EDGEWOOD AVE





MARKET DEPTH

..... 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: 1,425,723

- - - 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.



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