

# Riverside Avondale Medical & Professional Office

2585 Herschel Street, Jacksonville, FL, FL 32204

Exclusively Represented By:

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OFFERING MEMORANDUM

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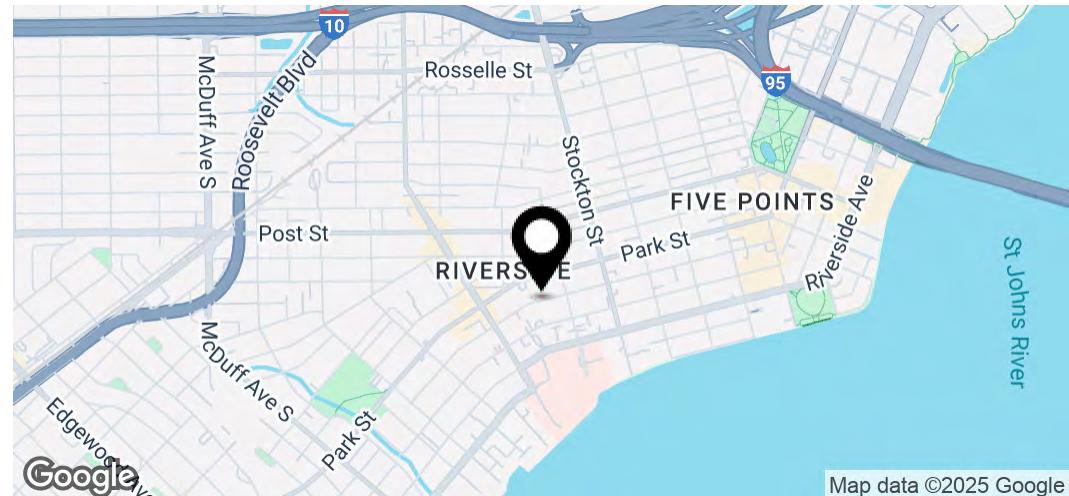
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# Executive Summary

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## Offering Summary

Price	\$595,000
Occupancy	100%
# of Floors	2
# of Buildings	1
Construction Type	Wood Frame
Site Size	6,250 SF

## Property Highlights

- 2,280 SF Building Heated & Cooled Area
- Built in 1921, Wood Frame Construction
- Zoned CRO by Duval County
- Commercial/Residential/Office Uses Allowed
- Strategic location in Avondale/Riverside Neighborhood
- Currently owner occupied with Sale Leaseback Option

Demographics	1 Mile	3 Miles	5 Miles
Total Households	6,369	34,422	78,809

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# Property Description

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## Property Description

Historic 2,640 SF two-story medical/office building (approx. 2,280 SF heated & cooled) on a 6,250 SF CRO-zoned lot in the heart of Jacksonville's Riverside/Avondale submarket. Built in 1921 and adapted for modern medical office use, the property features a welcoming residential-style façade, efficient exam and office layout, hardwood floors, central HVAC, and rear surface parking for five vehicles with handicap ramp access. CRO zoning (Commercial/Residential/Office) provides flexible use options and multiple potential exit strategies over time.

The building is currently 100% owner-occupied by a medical practice and is being offered as an investment or owner/user opportunity with a proposed sale-leaseback. An investor can step into stable, predictable income in a supply-constrained historic neighborhood, while an owner/user can secure a hard-to-find freestanding medical/office building with on-site parking, building signage and excellent access to I-95 and I-10. The site benefits from strong surrounding demographics, proximity to St. Vincent's Medical Center Riverside, Five Points and Avondale retail/dining, and the broader urban core employment base.

## Location Description

Positioned in Jacksonville's sought-after Riverside/Avondale area—two adjacent, historic neighborhoods known for tree-lined streets and vibrant commercial nodes—the property benefits from proximity to St. Vincent's Medical Center Riverside, Five Points, the King Street District, and the Shoppes of Avondale. Primarily residential with thriving retail, dining, and leisure options, the district has evolved since its early platting in 1868 (and annexation in 1887), with significant growth following the 1901 Great Fire. Today it's an emerging hub for boutique professional offices, medical practices, specialty shops, and restaurants, offering strong appeal to tenants and clients alike.

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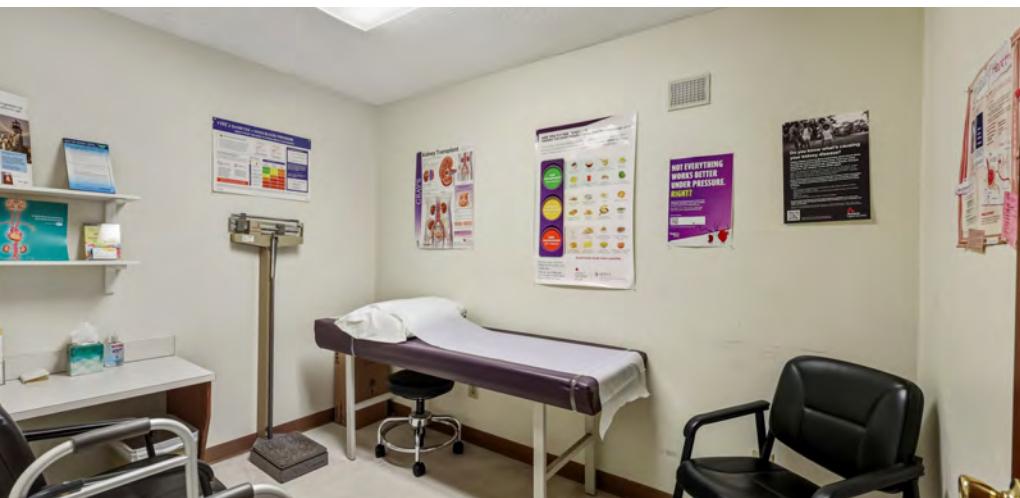
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# Complete Highlights

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## Building Information

Building Class	C
Occupancy %	100%
Zoning	CRO
Number of Floors	2
Average Floor Size	1,320 SF
Year Built	1921
Construction Status	Existing
Framing	Wood Frame
Condition	Good
Roof	Asphalt shingle
Number of Buildings	1

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# Additional Photos

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# 1st Floor - Floor Plan

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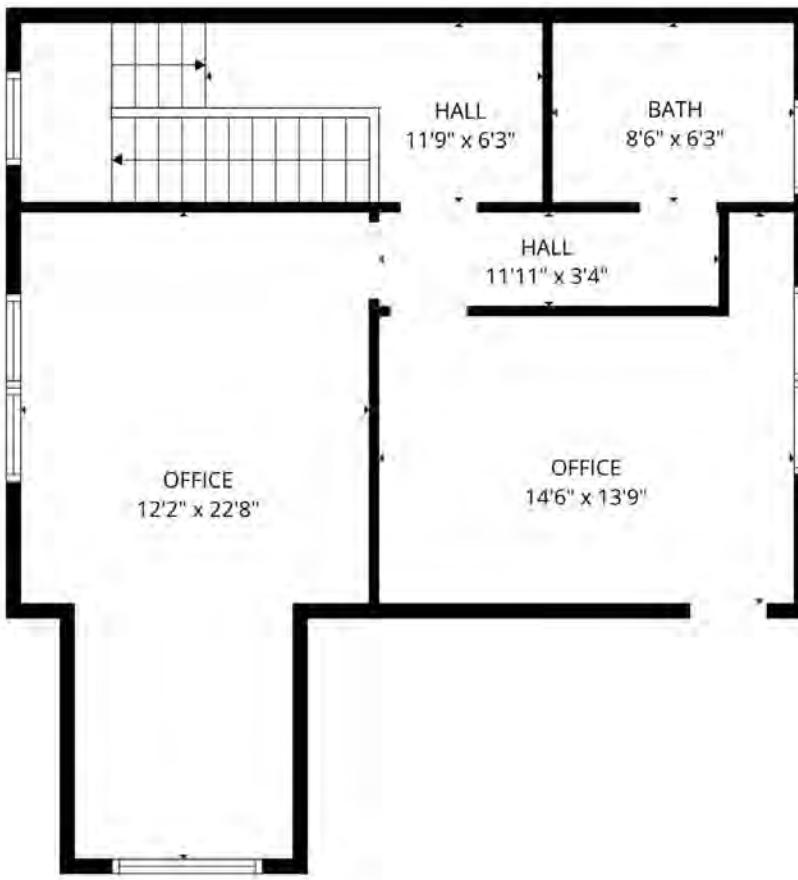
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# 2nd Floor - Floor Plan

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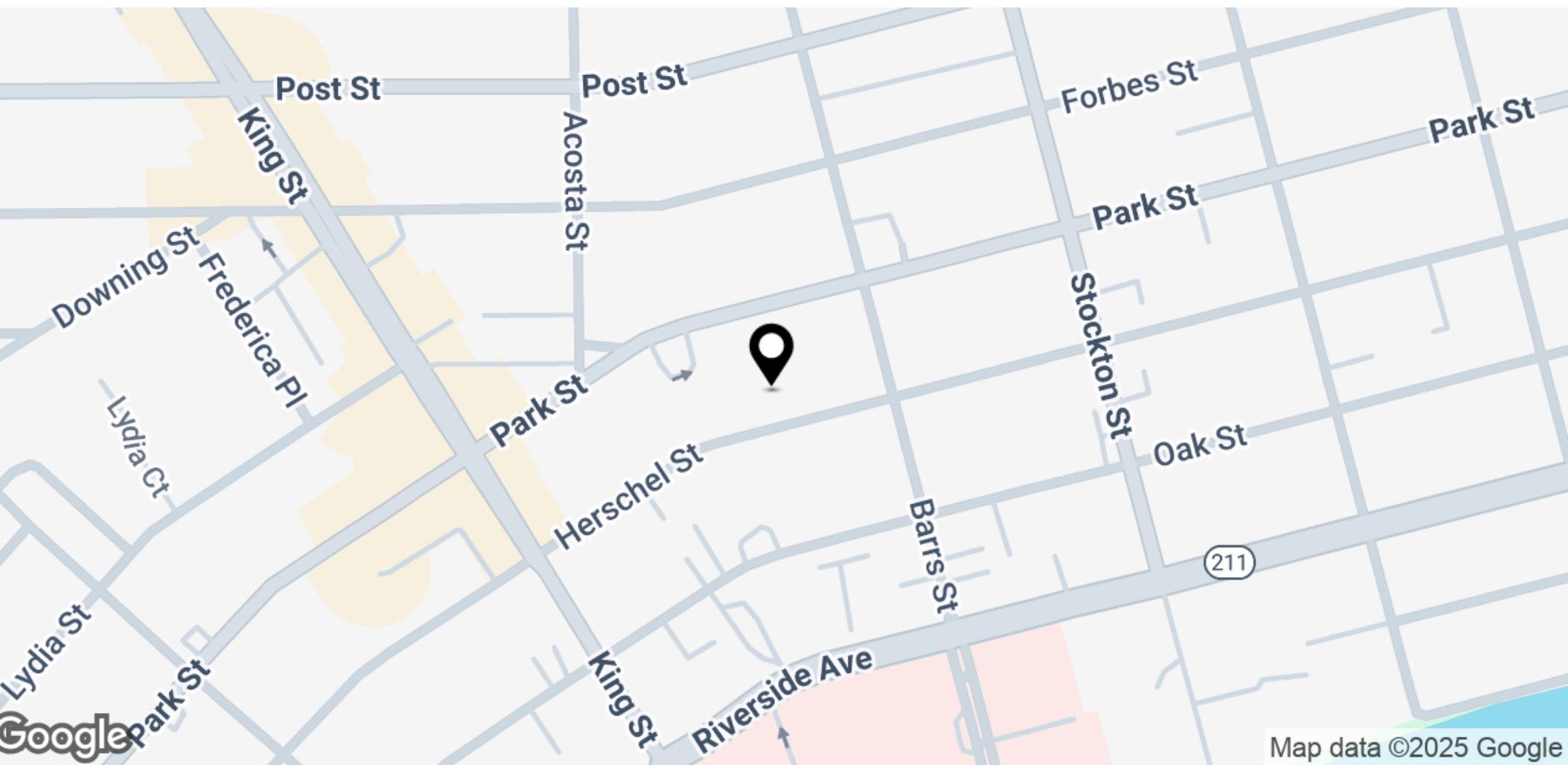
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# Location Map

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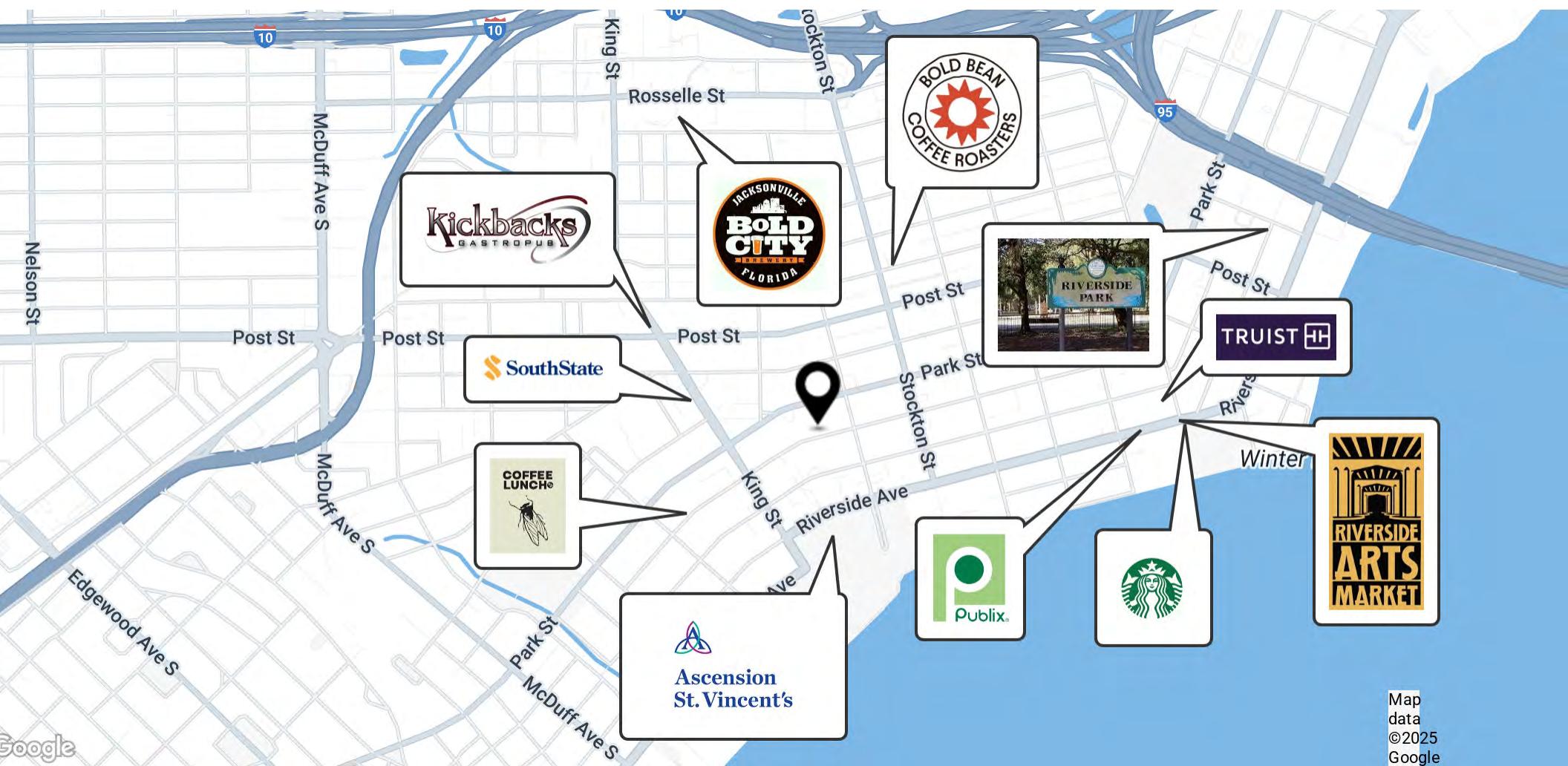
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# Retailer Map

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# Sale Comps

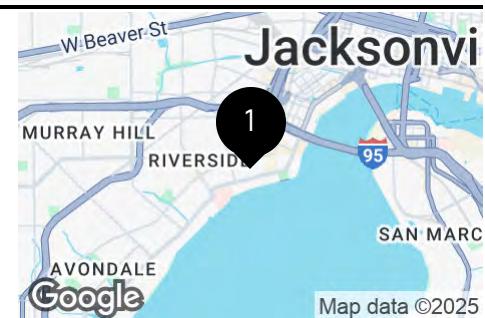
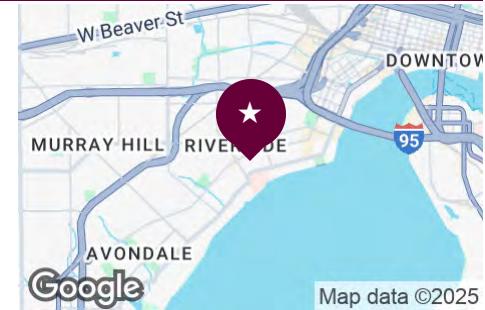
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## Riverside Avondale Medical & Professional Office

2585 Herschel Street, Jacksonville, FL, FL 32204

Price: \$595,000 Bldg Size: 2,640 SF  
Lot Size: 6,250 SF Year Built: 1921  
Price/SF: \$225.38



## 2214 Herschel Street

Jacksonville, FL 32204

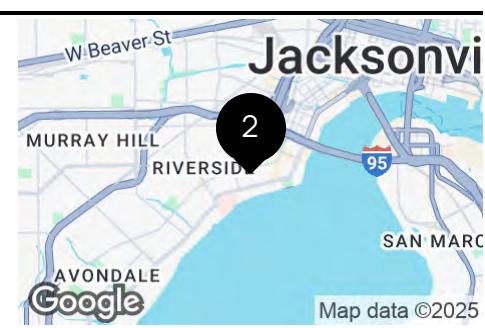
Price: \$595,000 Bldg Size: 2,464 SF  
Lot Size: 6,250 SF Year Built: 1924  
Price/SF: \$241.48



## 2227 Herschel Street

Jacksonville, FL 32204

Price: \$680,000 Bldg Size: 2,821 SF  
Lot Size: 6,098 SF Year Built: 1912  
Price/SF: \$241.05



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# Sale Comps

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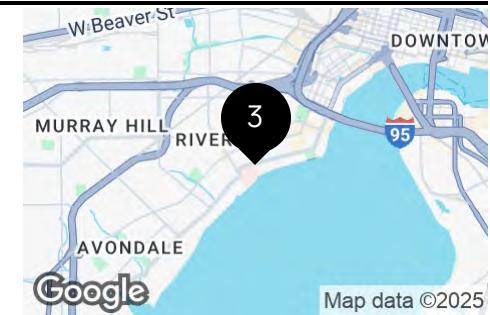
2525 Riverside Avenue

Jacksonville, FL 32204

Price: \$550,000 Bldg Size: 6,942 SF

Lot Size: 12,500 SF Year Built: 1927

Price/SF: \$79.23



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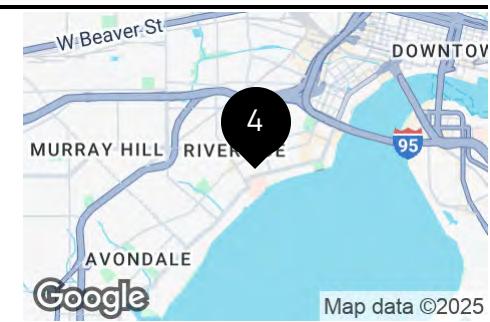
2561 Oak Street

Jacksonville, FL 32204

Price: \$660,000 Bldg Size: 3,553 SF

Lot Size: 1,481,040 SF Year Built: 1907

Price/SF: \$185.76



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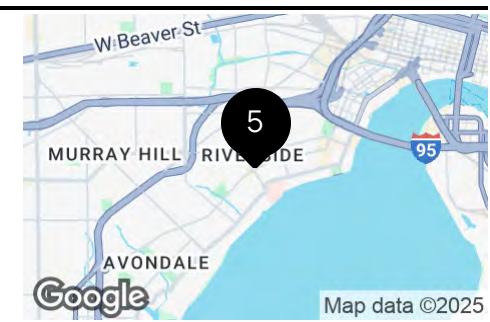
2651 Park Street

Jacksonville, FL 32204

Price: \$1,275,000 Bldg Size: 4,500 SF

Lot Size: 5,227 SF Year Built: 1958

Price/SF: \$283.33



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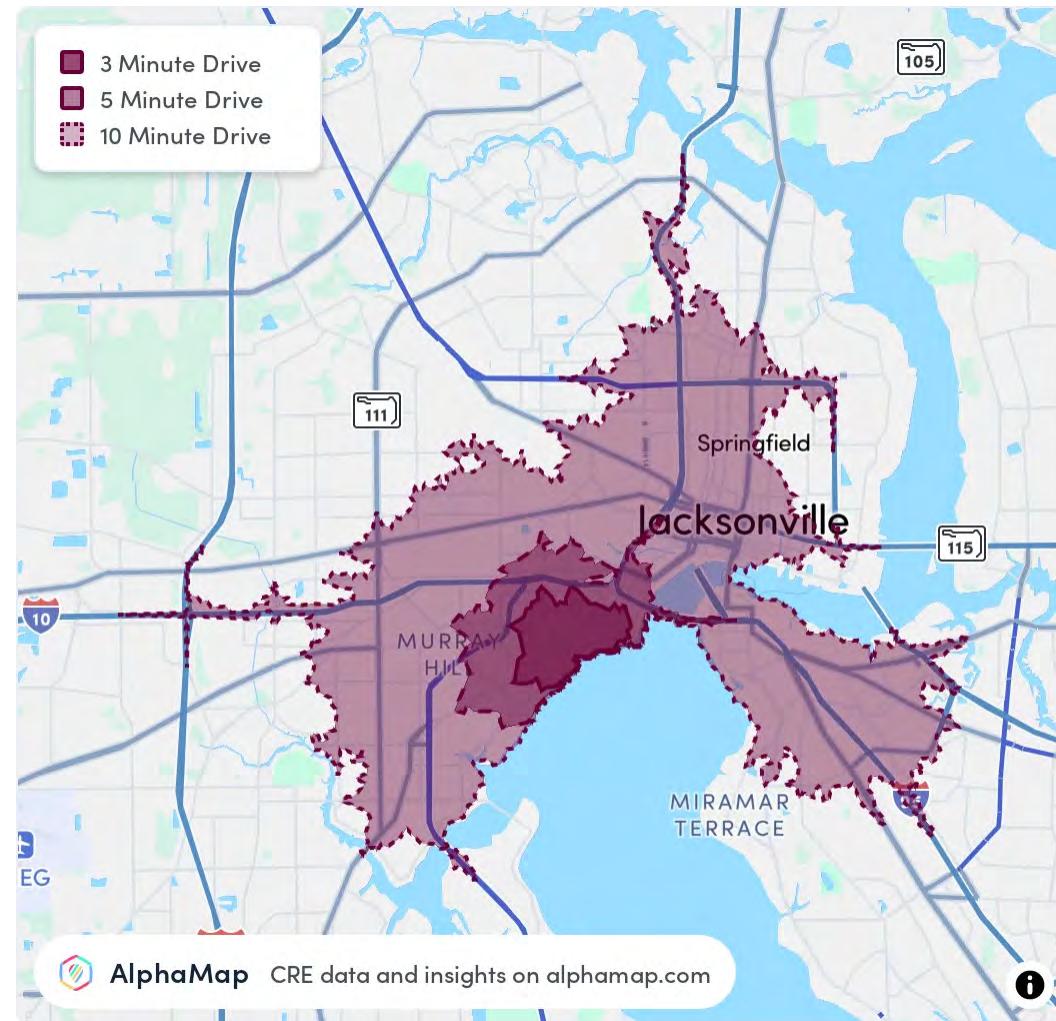
# Area Analytics

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Population	5 Minutes	10 Minutes	15 Minutes
Total Population	17,230	92,452	268,723
Average Age	43	40	40
Average Age (Male)	42	39	39
Average Age (Female)	44	41	41

Household & Income	5 Minutes	10 Minutes	15 Minutes
Total Households	8,830	41,528	112,666
Persons per HH	2	2.2	2.4
Average HH Income	\$94,850	\$66,322	\$67,489
Average House Value	\$467,578	\$301,068	\$268,678
Per Capita Income	\$47,425	\$30,146	\$28,120

Map and demographics data derived from AlphaMap



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# Senior Commercial Advisor - Listing Agent

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## Professional Background

Matthew Adams is a Senior Commercial Real Estate Advisor specializing in acquisitions, investment sales, development, and leasing across Northeast Florida. With a Master of Science in Real Estate Development (MSRED), Matthew offers advanced expertise in financial modeling, investment pro forma analysis, and strategic positioning, enabling clients to maximize returns and asset value. His experience spans multifamily investments, land development, short-term and long-term investments, and site selection, allowing him to support a wide range of investor and business needs. Matthew's approach is deeply analytical and hands-on—he assists clients with: Conducting detailed site selection and financial analysis, Preparing cash flow models and evaluating cap rates, Marketing properties for disposition with strategic positioning, Coordinating lease negotiations and tenant placements, Navigating development and permitting processes with local municipalities. With a background in real estate development, he is also adept at supporting ground-up projects—from zoning and entitlement review to construction coordination. Whether assisting with the sale of an income-producing property, identifying redevelopment opportunities, or leading site selection for a new tenant, Matthew is known for his professionalism, problem-solving ability, and dedication to results.

## Education

M.S. in Real Estate Development from Nova Southeastern University

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