

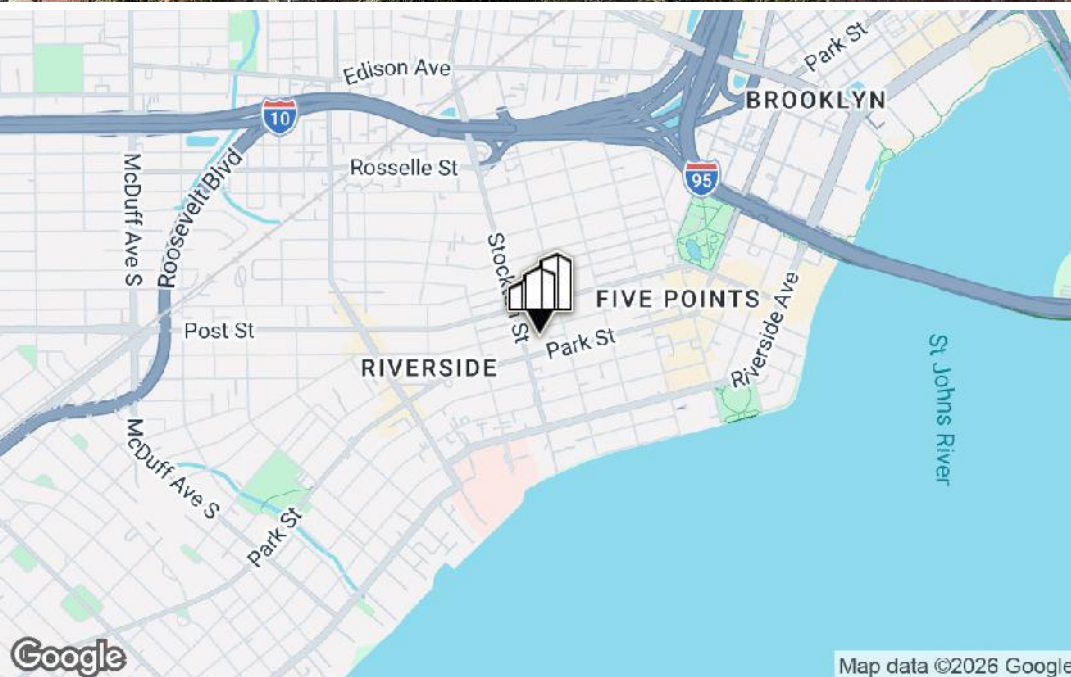
# OFFICE FOR LEASE

## 2345 PARK STREET

JACKSONVILLE, FL 32204



PRIMEREALTY



### For More Information:

**Ron Levin**

Director

904.559.1590

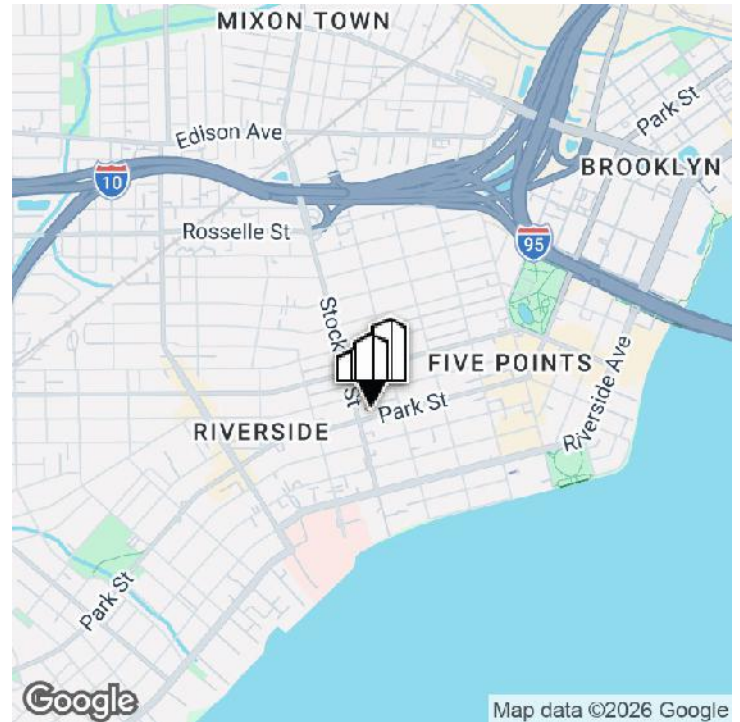
[rlevin@primerealtyinc.com](mailto:rlevin@primerealtyinc.com)

4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family

All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.

Jacksonville, FL 32204



## OFFERING SUMMARY

Lease Rate:	\$18.95 SF (NNN)
Building Size:	3,200 SF
Available SF:	3,200 SF
Zoning:	CRO
Submarket:	Riverside

## PROPERTY OVERVIEW

-\$18.95 sf + \$4 CAM  
-3 year minimum

## PROPERTY HIGHLIGHTS

- -Recently Renovated
- -Handicap Accessible (Ramp Access and Two ADA Bathrooms)
- -Two reserved parking spots
- -Two car charging stations
- -Open floor plan with Lots of Natural Light
- -Finished basement

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## PROPERTY DESCRIPTION

-\$18.95 sf + \$4 CAM

-3 year minimum

## LOCATION DESCRIPTION

Located in the heart of Jacksonville's historic Riverside district, 2345 Park Street offers an exceptional location surrounded by one of the city's most vibrant commercial and residential neighborhoods. The property sits along the highly trafficked Park Street corridor, just minutes from the retail, dining, and entertainment hubs of Five Points and the Park & King Entertainment District.

The area is known for its walkability, strong local demographics, and a thriving mix of restaurants, boutiques, and professional services. The property also benefits from its close proximity to major employment centers including Downtown Jacksonville, as well as convenient access to major transportation routes such as Interstate 10 and Interstate 95.

Surrounded by established neighborhoods including Riverside and Avondale, the property is positioned in a dense residential area with strong consumer demand and consistent daily traffic. This dynamic location provides excellent visibility and accessibility for retail, office, or service-oriented businesses seeking to serve one of Jacksonville's most desirable urban communities.

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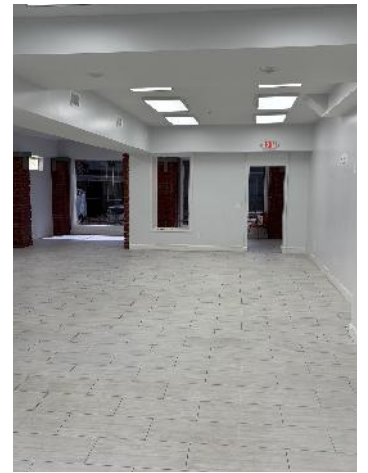
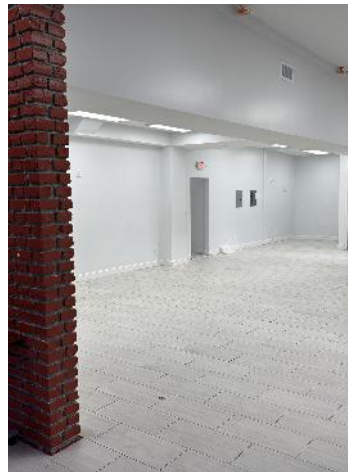
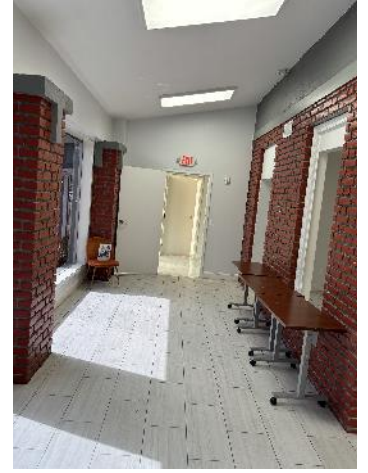
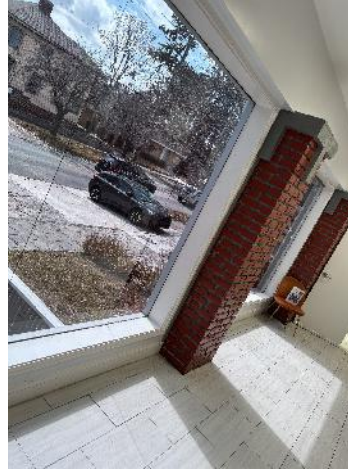
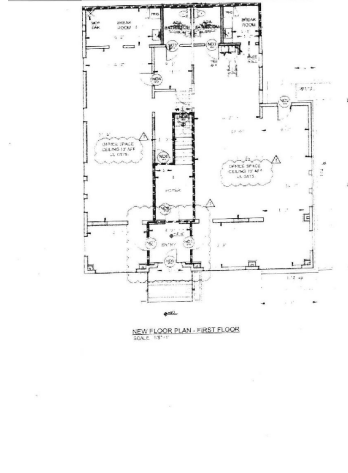
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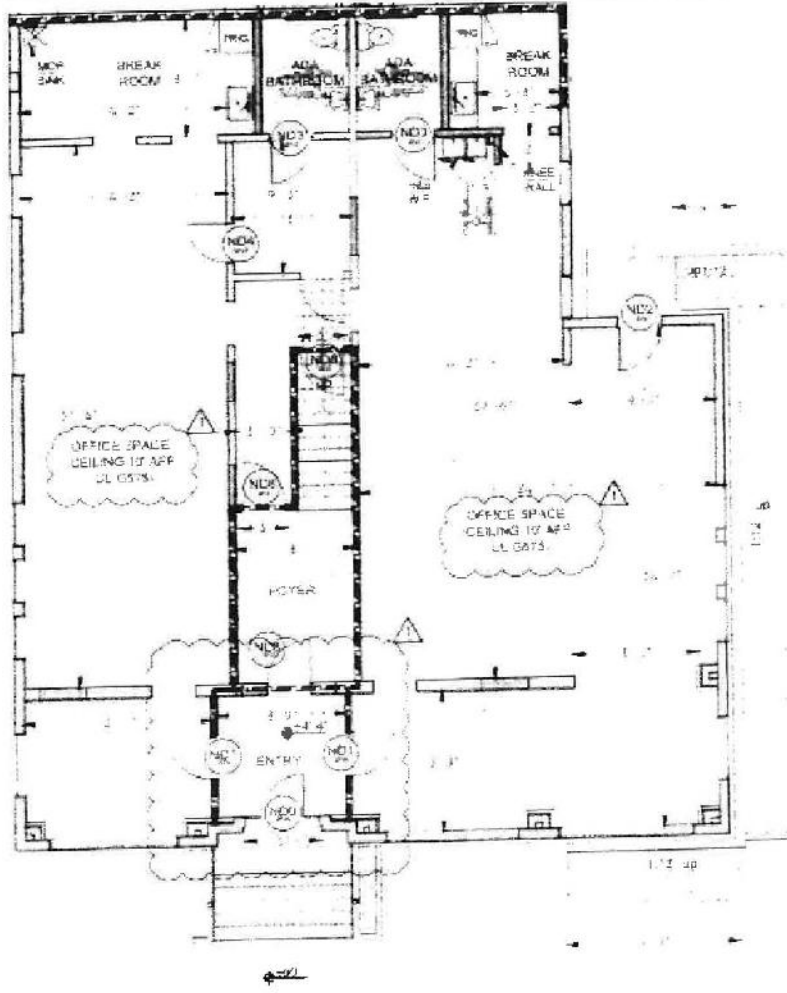


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NEW FLOOR PLAN - FIRST FLOOR  
SCALE: 1/8"=1'

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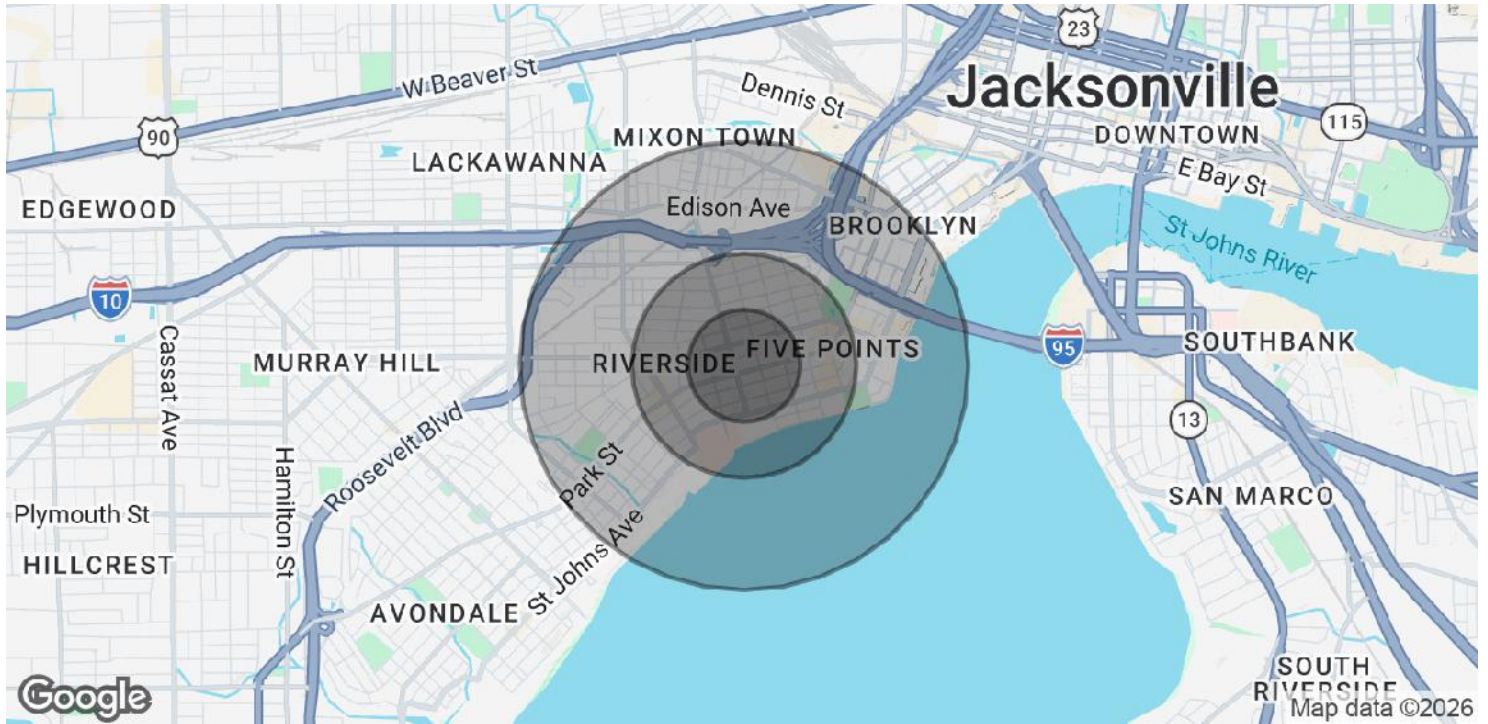


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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	956	3,366	8,709
Average Age	38.7	41.6	43.3
Average Age (Male)	31.9	33.9	38.9
Average Age (Female)	42.4	47.1	46.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	572	1,917	4,808
# of Persons per HH	1.7	1.8	1.8
Average HH Income	\$90,163	\$89,992	\$91,374
Average House Value	\$515,230	\$428,303	\$360,087

2023 American Community Survey (ACS)

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