

PARK & KING



THE
URBAN @
DIVISION



Property OVERVIEW

2665 Park Street &
1271 King Street

For Lease: \$35.00 PSF + NNN

Availability: 790± - 5,930± SF

Access and Signalization: Signalized
intersection at Park St & King St



High
walkability



150+ street parking
spaces for area retail



Centralized
location



Tenant ROSTER



Available
1,188± SF

Available
788± SF



Available
2,000± SF

Available
3,930± SF



Suite	Tenant	SF
100	Keg & Coin	2,273
200	Available	788 - 1,976
300	Don Eduardo	4,722
400	Available	2,000 - 5,930
500	BOTE	3,890

Park & King is situated in the heart of Riverside's neighborhood retail corridor. This bustling district attracts a diverse mix of merchants, from vintage novelties to unique eateries and local boutiques. Its hip vibe, plus a unique mix of culture and rich history, give Park Street an unrivaled sense of community.

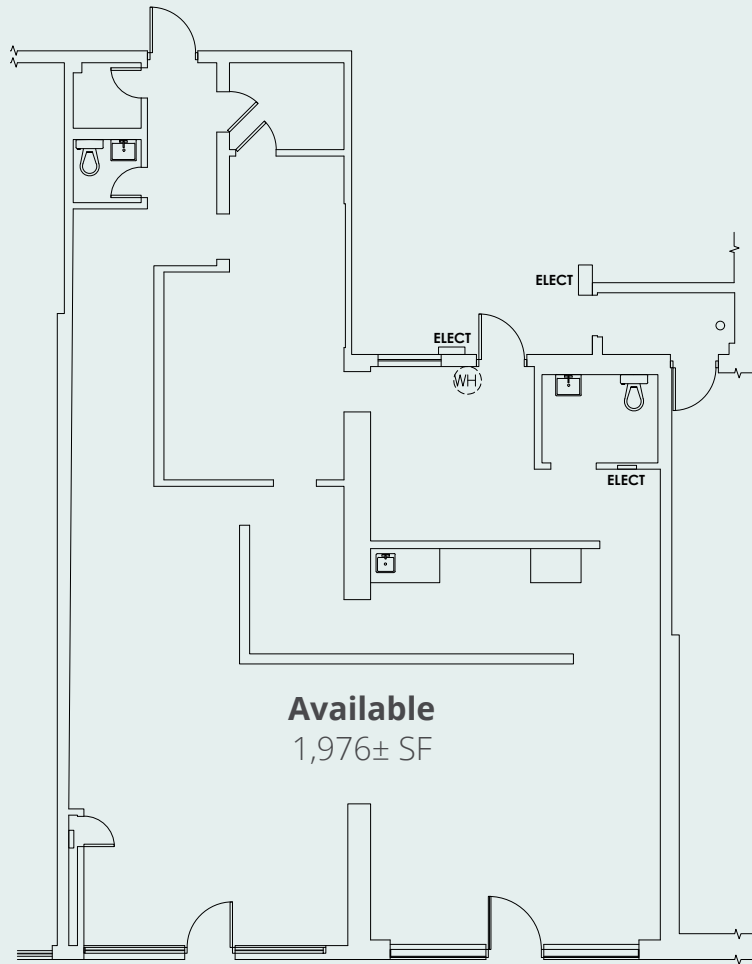


Suite 200

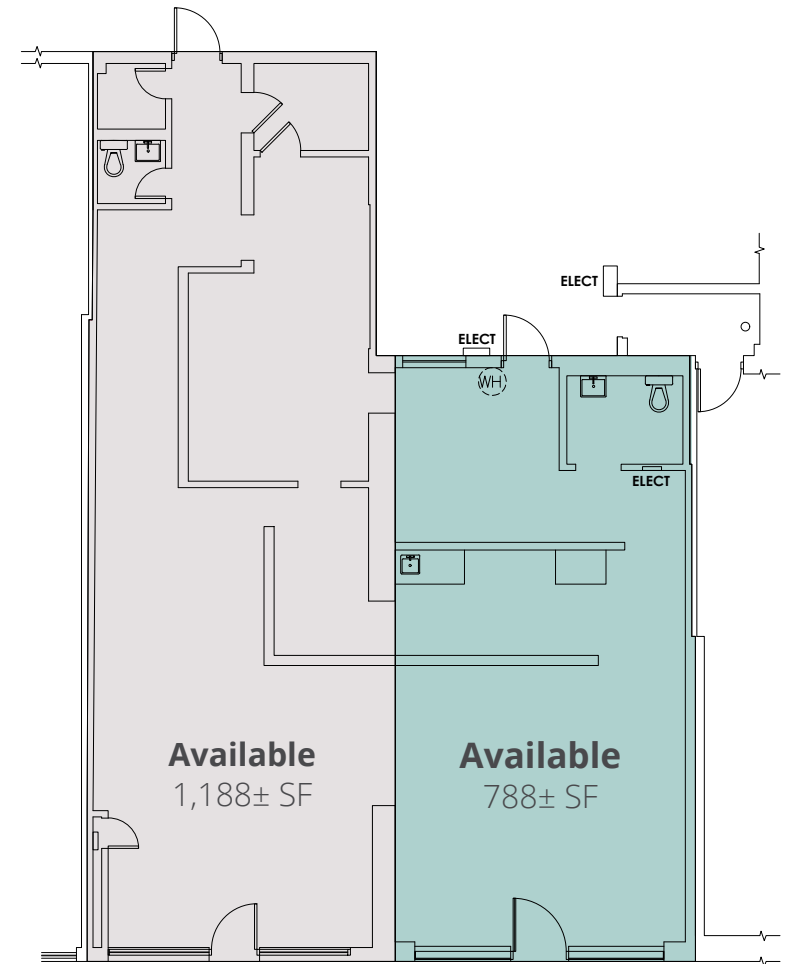
Floor PLANS



Full Floor Plan



Demised Floor Plan

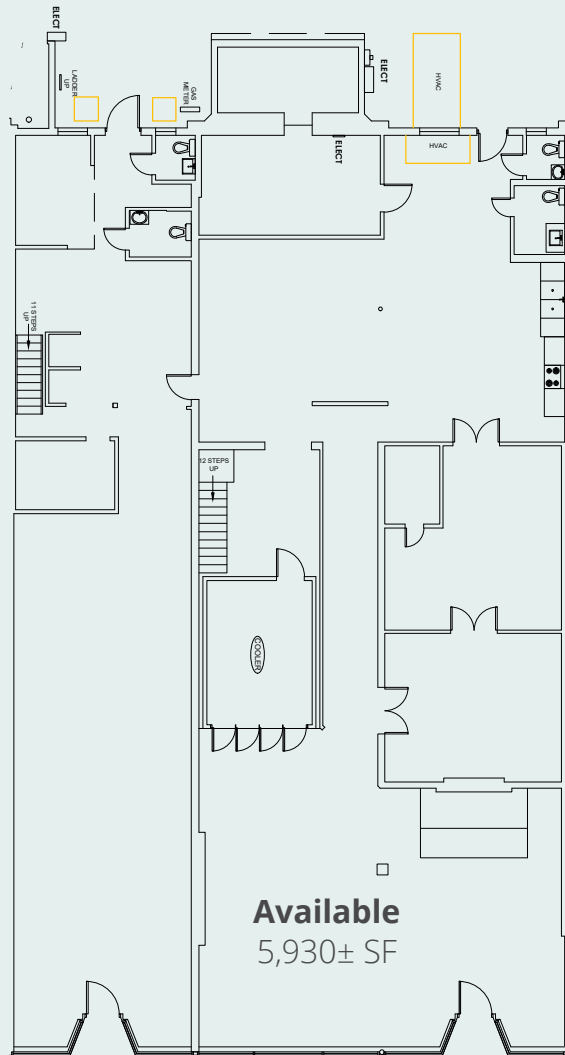


Suite 400

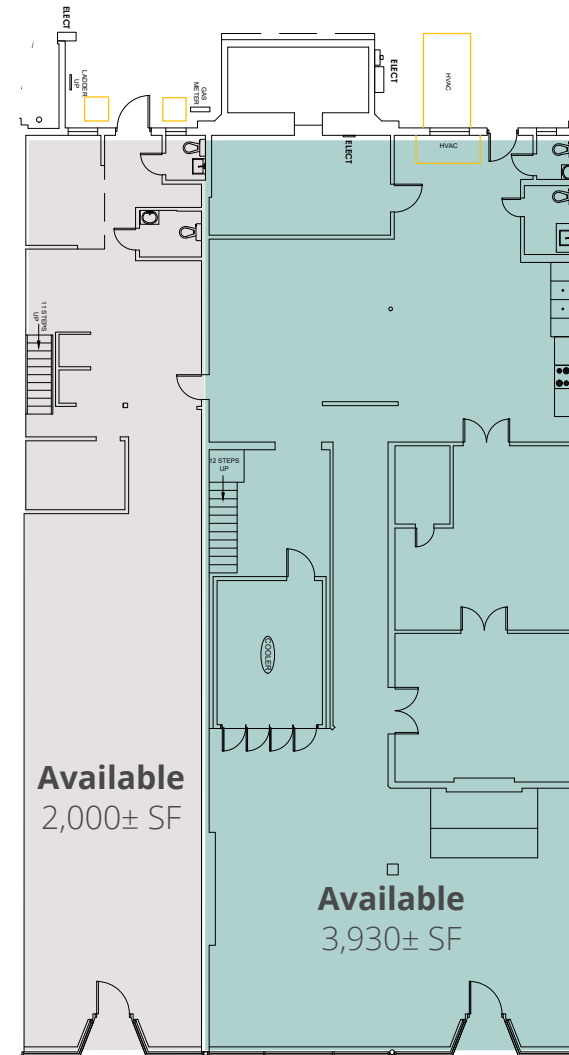
Floor PLAN



Full Floor Plan



Demised Floor Plan



Forbes

#1 best city for job seekers

FORTUNE

#2 most up-and-coming city
in America

Money

5 fortune 1,000 & 4 fortune 500
companies headquartered in
Jacksonville

TIME

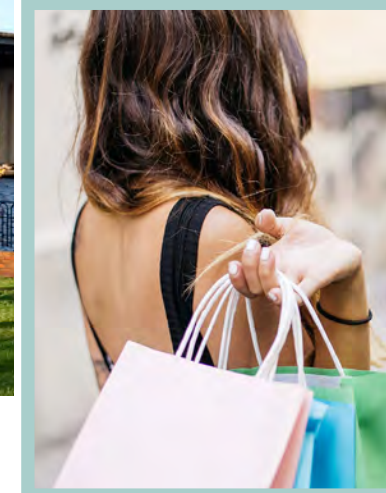
top 10 largest city to live in



About THE AREA

Park & King sits on one of the most prominent intersections in Jacksonville's fastest growing neighborhood, Riverside. The 32204 ZIP code has seen a **45% increase** in millennials during the past five years, surpassing any ZIP code in Miami or Orlando. Nationally, 32204 ranks #6 out of the 30 largest cities in the United States, placing **Riverside** among the **top 10 neighborhoods** in the country.

With home prices reaching up to \$5 million, weekly arts and cultural events, and no shortage of green space, residents and visitors alike flock to Riverside for entertainment, food and relaxation. The Riverside neighborhood combines a **true live-work-play destination** by offering easy access to many local shopping and dining experiences.

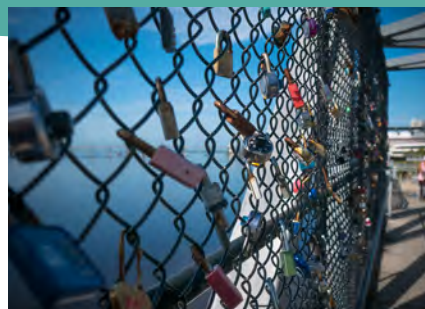
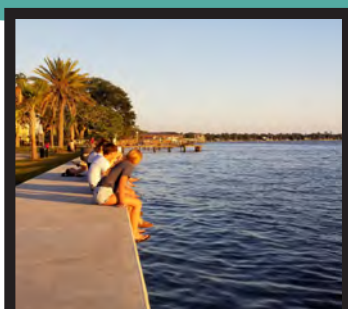


demographics

	1 mile	3 miles
2021 population	13,336	75,328
daytime population	19,112	132,393
2021 average household income	\$87,067	\$72,360

tra

- I-10 | 4 min away | 134,500± AADT
- I-95 | 4 min away | 166,000± AADT
- Route 17 | 2 min away | 44,000± AADT
- Riverside Ave | 1 min away | 13,500± AADT
- Park Street | property adjacent | 12,000± AADT



Area RETAIL



SPRINGFIELD RETAIL



DOWNTOWN RETAIL



Vystar Veterans Memorial Arena

Jax Fairgrounds

121 Financial Ballpark

TIAA Bank Field

BROOKLYN RETAIL



NORTHBANK HOTELS



FIVE POINTS RETAIL



M.O.S.H.

SOUTHBANK RETAIL



Cummer Museum

SAN MARCO RETAIL



SAN MARCO SQUARE RETAIL



RIVERSIDE RETAIL

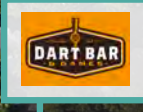


King Street RETAIL



Park Street & King Street
feature more than 150 street
parking spaces for area retail

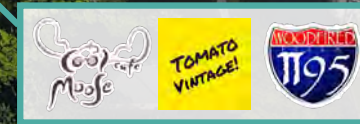
sweet theory



King Street

Walgreens

Park Street



PARK & KING



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