

FOR LEASE

MURRAY HILL RETAIL SPACE AT EDGEWOOD AND POST STREET



2929 Plummer Cove Rd., Suite 2
Jacksonville, FL 32223

4007 Post St. Jacksonville, FL 32205



OFFERING SUMMARY

| | |
|------------------|--------------------------------|
| Lease Rate: | \$15.00 - 20.00 SF/yr (NNN) |
| Building Size: | 13,312 SF |
| Available SF: | 2,550 SF |
| Number of Units: | 1 |
| Renovated: | 2015 |
| Zoning: | CCG-1 |

PROPERTY OVERVIEW

Retail and warehouse spaces available in Historic Murray Hill. Directly across from the original Dreamette on Post St. Five (5) unique spaces available.

The 4003 bldg. offers 1,375 +/- SF of retail/office or creative space. There are three (3) locations directly on Edgewood Ave. with one being a Turn-Key Restaurant Space. Estimated is CAM \$2.30 p.s.f.

LOCATION OVERVIEW

This retail space is located in the heart of Historic Murray Hill, one of Visit Jacksonville's "top coolest neighborhoods between Riverside and Avondale." Shops with eateries and restaurants are within walking distance. The Murray Hill Theatre is directly across the street.

Minutes from Downtown, and easy access to I-10, I-95, and I-295.

| SPACES | LEASE RATE | SPACE SIZE |
|------------------|---------------|------------|
| 4007 Post Street | \$17.00 SF/yr | 2,550 SF |

PRESENTED BY:

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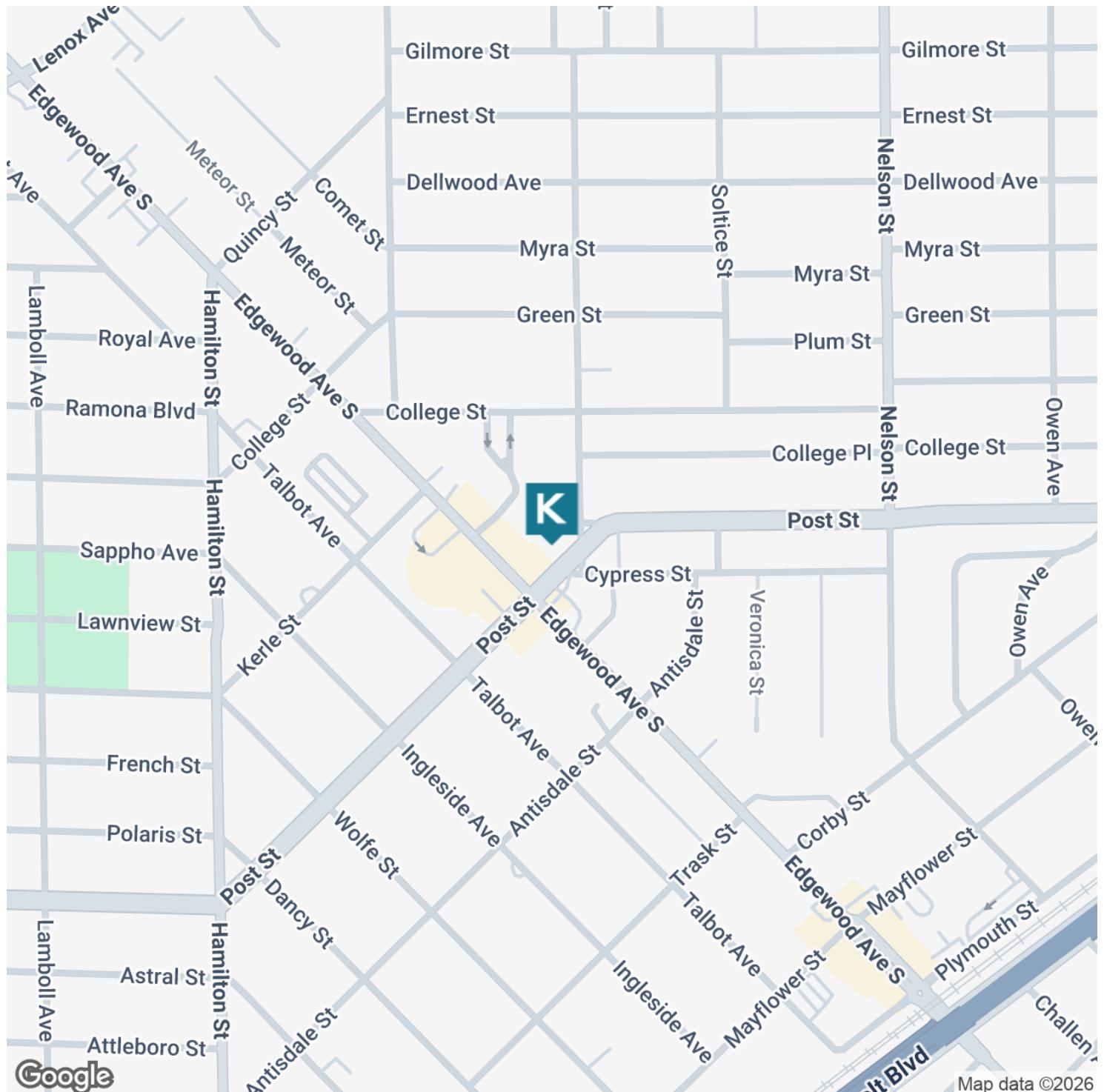
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LOCATION MAP

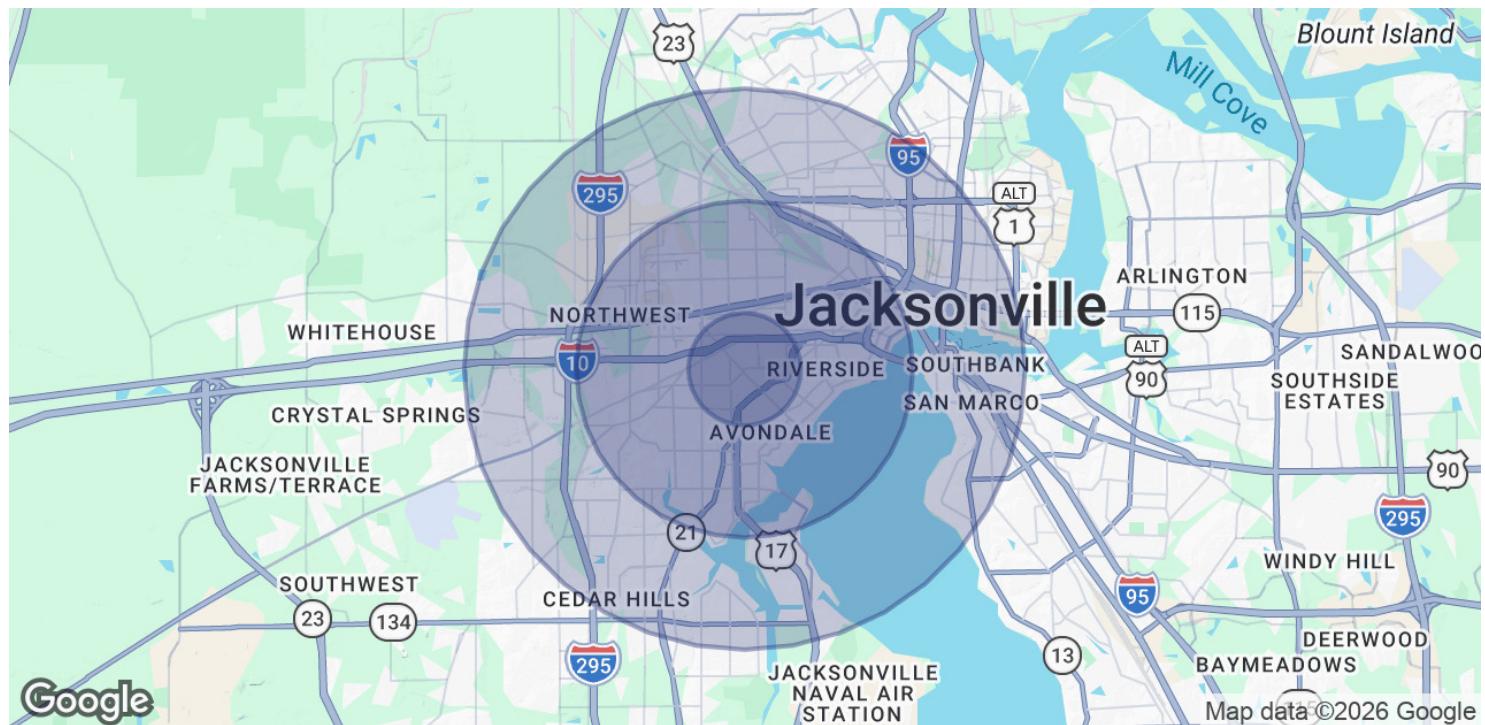
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 12,985 | 72,041 | 191,281 |
| Average Age | 41 | 40 | 40 |
| Average Age (Male) | 40 | 39 | 39 |
| Average Age (Female) | 42 | 41 | 42 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 6,220 | 32,194 | 79,890 |
| # of Persons per HH | 2.1 | 2.2 | 2.4 |
| Average HH Income | \$78,570 | \$73,737 | \$71,418 |
| Average House Value | \$381,227 | \$301,425 | \$276,529 |

* Demographic data derived from 2020 ACS - US Census

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DEMOGRAPHICS MAP & REPORT