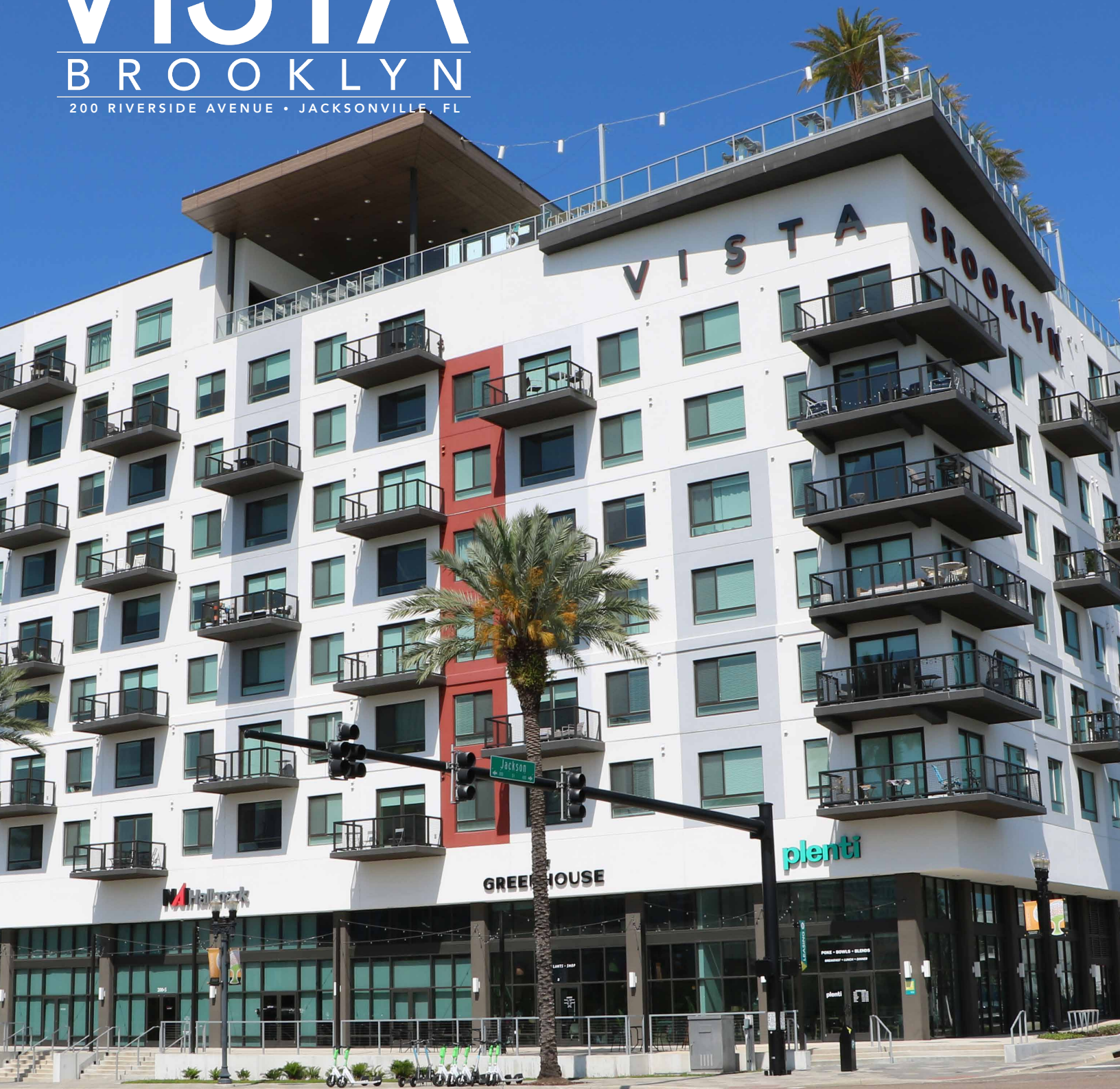


GROUND FLOOR RETAIL SPACE AVAILABLE

VISTA

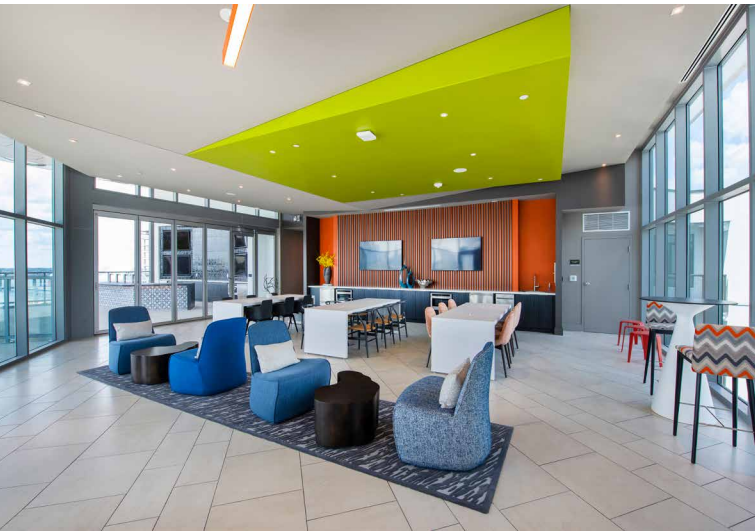
BROOKLYN

200 RIVERSIDE AVENUE • JACKSONVILLE, FL



NAIHallmark

200 Riverside Avenue, Suite 5 | Jacksonville, Florida 32202 | +1 904 363 9002 | www.naihallmark.com



VISTA BROOKLYN

LOCATED AT 200 RIVERSIDE AVENUE, IS A MIXED-USE DEVELOPMENT IN THE HISTORIC BROOKLYN NEIGHBORHOOD OF JACKSONVILLE, FLORIDA.

Located directly on Riverside Avenue, Brooklyn is the fastest growing urban corridor in downtown Jacksonville and has attracted the interest of both local and national investors.

The area is home to more than 10,000 employees at companies including FIS, Fidelity National Financial, Florida Blue, TIAA Bank, Raymond James, Northwestern Mutual, and Black Knight Financial.

Retail tenants enjoy an abundance of parking in an attached parking garage with 83 dedicated spaces. Valet parking and additional street parking fronting Riverside Avenue and Jackson Street provide retail customers the opportunity to spend their day in historic Brooklyn.

PRIME LOCATION

- › Great visibility and exposure to traffic with counts of approximately 29,000 cars per day on Riverside Ave.
- › Close proximity to jobs:
 - › 60,000 employees in a 1.5-mile radius.
 - › 8,000 employees within three blocks.
- › Unparalleled access to the I-95 and I-10 interchange.
- › 2 miles from Downtown Jacksonville, 18 miles from local beaches & 15 miles from the Jacksonville International Airport.
- › Riverwalk with new \$20+ million YMCA across the street.
- › Riverside Arts Market, Cummer Museum of Art & Gardens is less than two blocks away.

PROPERTY OVERVIEW

Address:	200 Riverside Ave, Jacksonville FL 32204
Number of Stories:	10 stories of residential with ground floor retail
Leaseable Space:	13,000 SF of retail/professional space
Year Built:	2021
Property Size:	1.75 acres / 76,230 SF
Parking:	83 dedicated spaces in the attached garage

A Joint Venture Between
bristol development group **HP** HallmarkPartners Building Relationships.

VISTA BROOKLYN DISTINCTIVE APARTMENTS

Located above the ground floor retail portion of the building is Vista Brooklyn Distinctive Apartments, a 308-unit luxury apartment community with breathtaking views of the St. Johns River and downtown. The high-end apartment community provides the best amenity package in the market including a clubhouse with infinity pool on the 10th floor, a rooftop beer garden with outdoor kitchen, and a dog park conveniently located on the roof top.

220 RIVERSIDE / UNITY PLAZA

220 Riverside, a 294-unit upscale apartment community adds density to the area and solidifying this corridor as a live/work/play environment. Unity Plaza is an amphitheater and urban modeled after the greatest public spaces in the nation making it a perfect setting for outdoor events and entrainment.

RESIDENCE INN BY MARRIOTT

Construction is complete for a posh hotel fitting seven-story Residence Inn by Marriott with 135 rooms and rooftop bar. This is the first new construction Marriott product in downtown Jacksonville.

FIS WORLD HEADQUARTERS

Fortune 500 company, Fidelity National Information Services has completed work on their new world headquarters. This new 12 story class A+ office tower totals 357,460 square feet and includes a 1,620 space parking garage. The estimated \$145 million project houses more than 1,700 employees.

WEEKEND PARKING AT FLORIDA BLUE

Florida Blue has made their new 876-space parking garage available to the public after 6 p.m. weeknights and all day on weekends.

ONE RIVERSIDE

Located at the former Florida Times-Union campus One Riverside brings a mixed-use development consisting of 600 residential units and anchored by a 43,000 SF Whole Foods. One Riverside has direct access to the Emerald Trail and Riverwalk offering heavy pedestrian activity throughout the day.





JACKSONVILLE IS THE PLACE TO BE

WITH AN ABUNDANCE OF SPORTS, MUSEUMS, CRAFT BREWERIES AND RESTAURANTS, THE CITY HAS LOTS TO OFFER

Within a short distance of Five Points, Riverside and Avondale, Vista Brooklyn is a prime location for shoppers to enjoy trendy boutiques, roof-top bars and funky restaurants.

A growing population of millennials and baby boomers are moving to the Brooklyn neighborhood for it's amenities, environment, and access to major roadways.

With some of the best weather in Florida, Jacksonville retailers experience a steady flow of traffic throughout the year from locals and visitors alike.

More than 20 higher learning colleges and universities are located in Jacksonville attracting students from across the nation.

Within the past 8 years, the population in Brooklyn and the surrounding areas has increased by 22% and is projected to increase another 8% by 2023.

Employment in Jacksonville has risen, adding 21,500 new jobs over the past 12 months and more than 68,000 over the past three years.

"VISTA BROOKLYN'S ZIP CODE HAS THE 6TH FASTEST GROWING MILLENNIAL POPULATION IN THE COUNTRY."

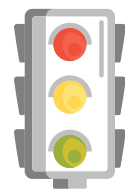


FOR THE BROOKLYN NEIGHBORHOOD AND SURROUNDING SUBMARKET OF
RIVERSIDE FROM 2024



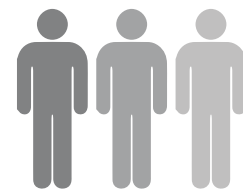
POPULATION

1 MILE	6,713
3 MILE	92,948
5 MILE	205,176



TRAFFIC COUNTS

RIVERSIDE AVE	29,069
FOREST ST	2,600
FULLER WARREN BRIDGE	167,000



DAY TIME EMPLOYEES

1 MILE	41,828
3 MILE	118,312
5 MILE	179,924

2020-2024 POPULATION GROWTH

20.4%	11.6%	6.8%
1 MILE	3 MILE	5 MILE

2029 PROJECTED POPULATION

7,240	99,047	217,223
1 MILE	3 MILE	5 MILE



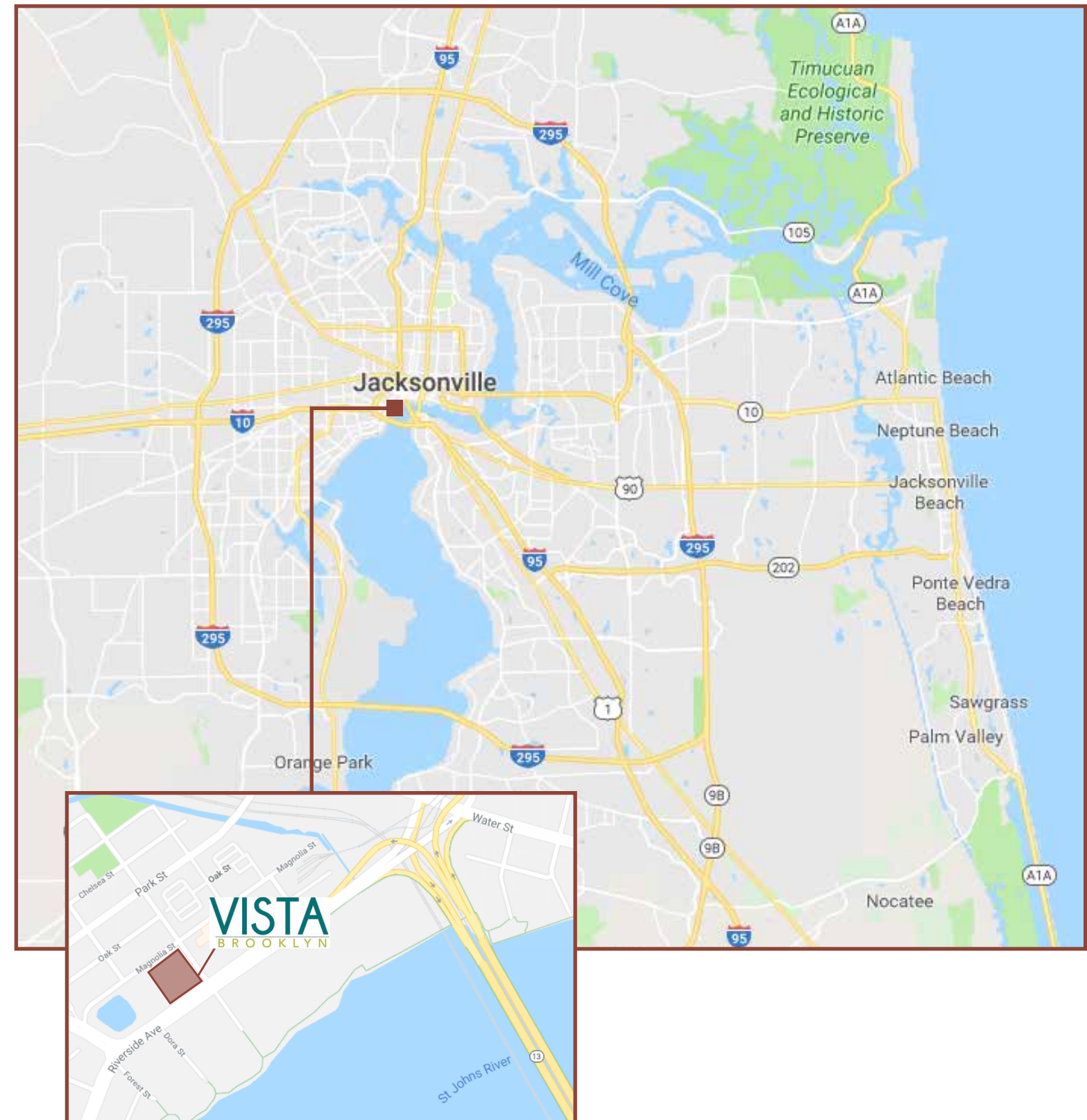
1.8 MILES / 2 MINUTES
FROM I-95 VIA ACOSTA BRIDGE



1.4 MILES / 4 MINUTES
FROM I-10 EAST VIA FOREST ST



7.7 MILES / 8 MINUTES
FROM FL-202 JTB VIA I-95 NORTH





501 Riverside

Florida Blue

BURLOCK
and
BARREL

UNITY PLAZA

Residence INN
BY MARRIOTT

INTERSTATE
95

220
RIVERSIDE

VISTA
BROOKLYN

THE BROOKLYN
RIVERSIDE

876-SPACE
PARKING
GARAGE

FOREST ST.

RIVERSIDE AVENUE

THE HUB
SOUTHERN GROUNDWORKS

FIDELITY
NATIONAL FINANCIAL

ALFRED I. duPONT
TESTAMENTARY TRUST

FIS

Northwestern
Mutual
RAYMOND JAMES

the
Y

FirstWatch
The Daytime Café

THE FRESH
MARKET

CAVA
BURRITO GALLERIES
VALE

BURGERFI

CHIPOTLE
MEXICAN GRILL
Panera
bento
SUSHI

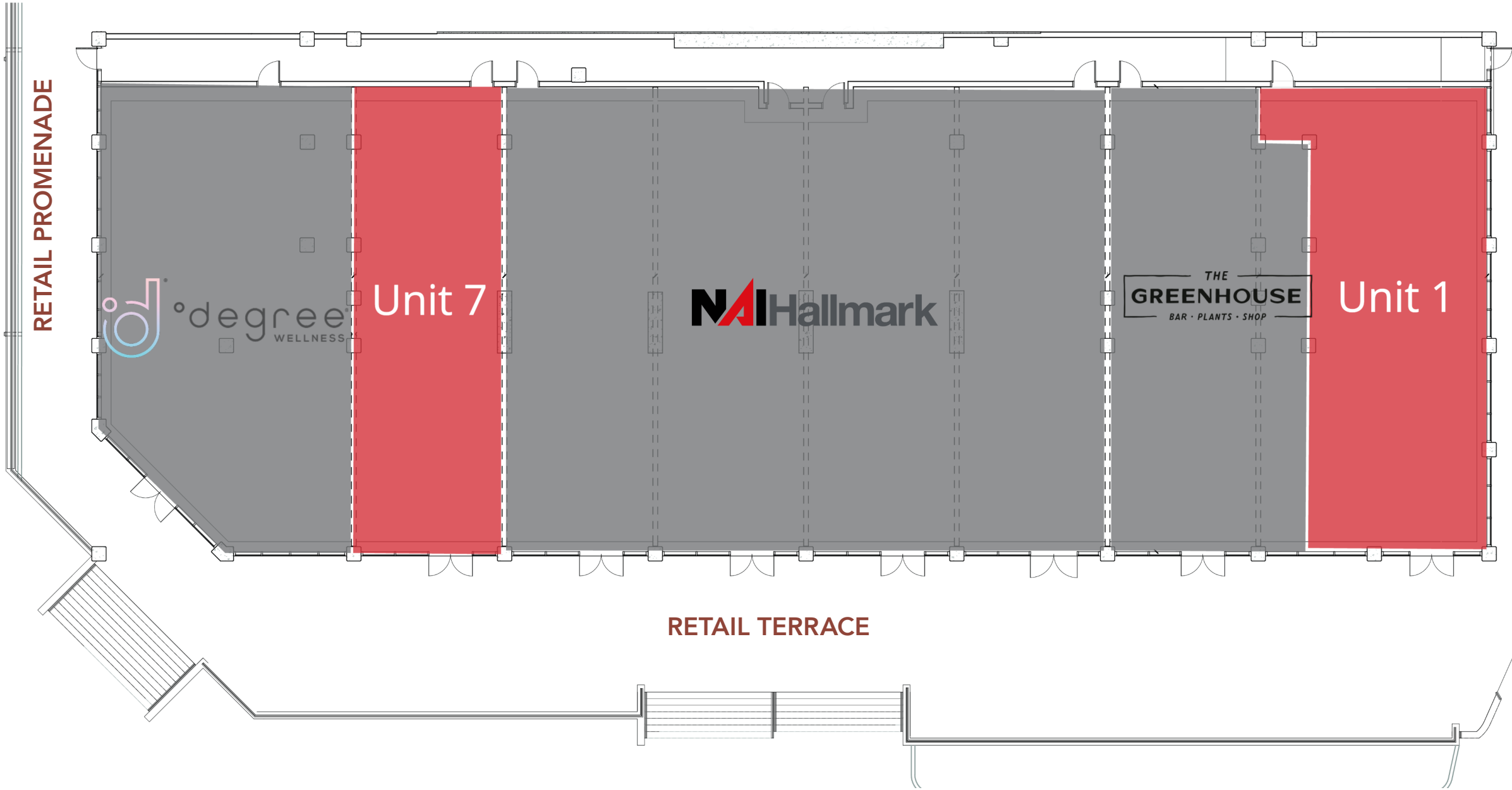
HASKELL

VISTA

BROOKLYN

UNIT NO.	SF*	DIMENSIONS
1	1,756	25'-2" x 66'-1"
2	LEASED	28'-0" x 66'-1"
3	LEASED	21'-0" x 66'-1"
4	LEASED	21'-0" x 66'-1"
5	LEASED	21'-0" x 66'-1"
6	LEASED	21'-0" x 66'-1"
7	1,386	21'-0" x 66'-1"
8	LEASED	35'- 9 1/2" x 66'-1"

*Demising wall locations can be moved



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Keith Goldfaden
Co-CEO
+1 904 404 4474
kg@naihallmark.com



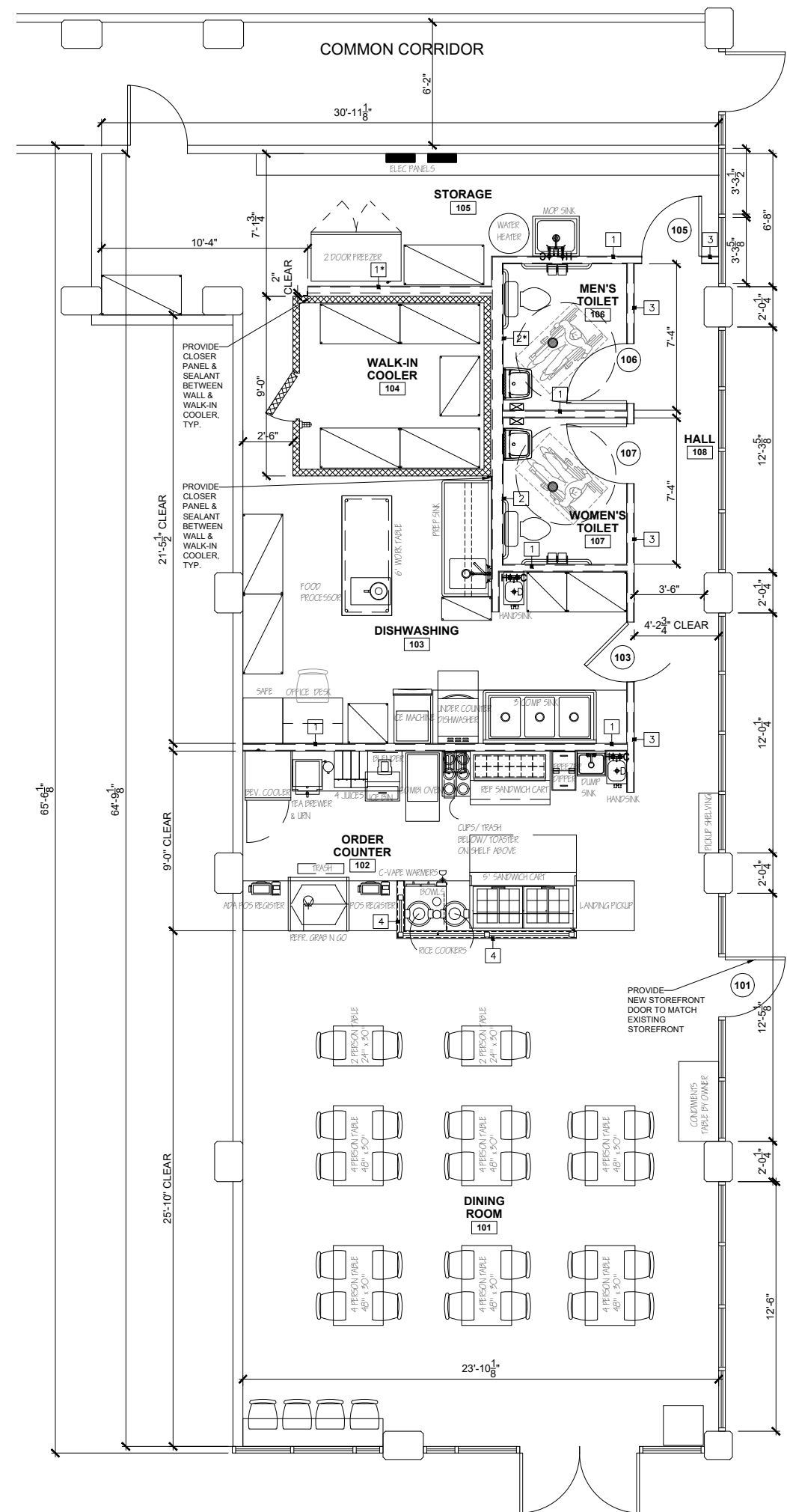
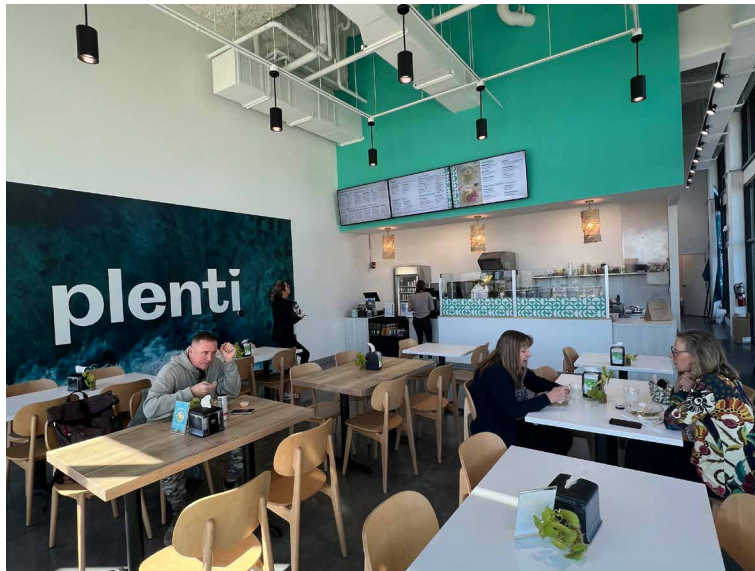
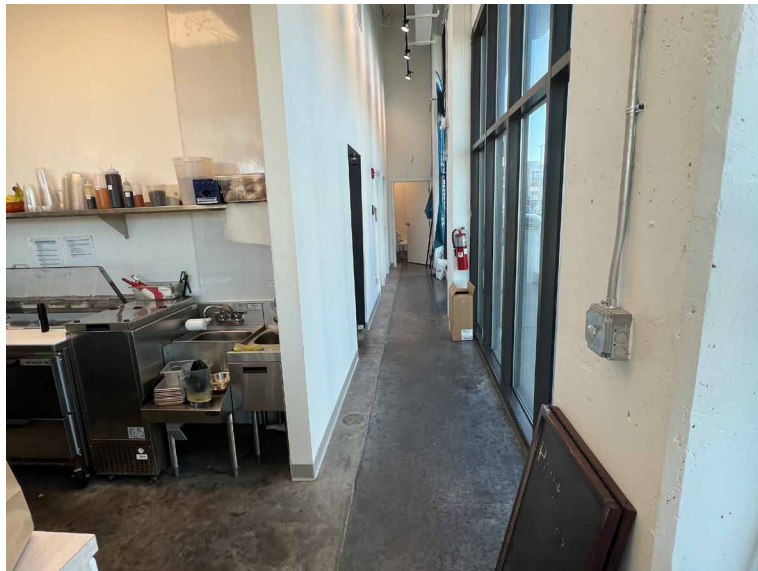
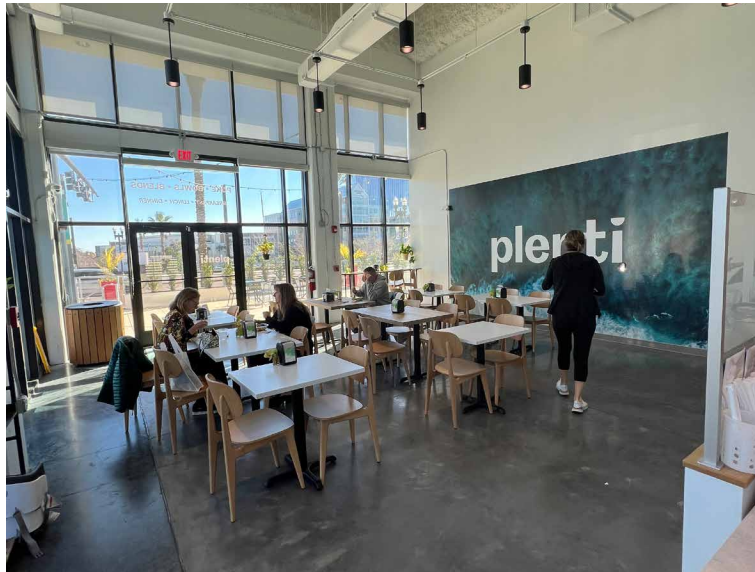
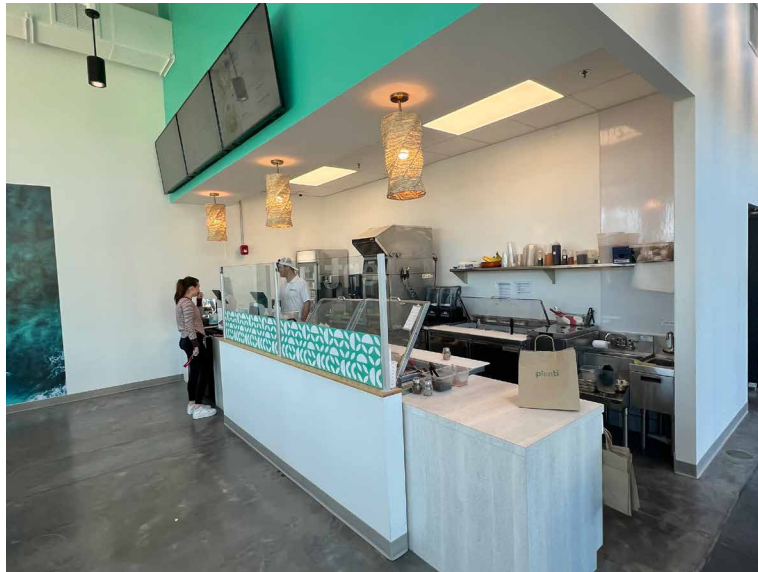
Jeff Conn
Co-Founder
+1 904 404 4477
jc@naihallmark.com



Austin Kay
Vice President, Retail
+1 904 493 4495
ak@naihallmark.com

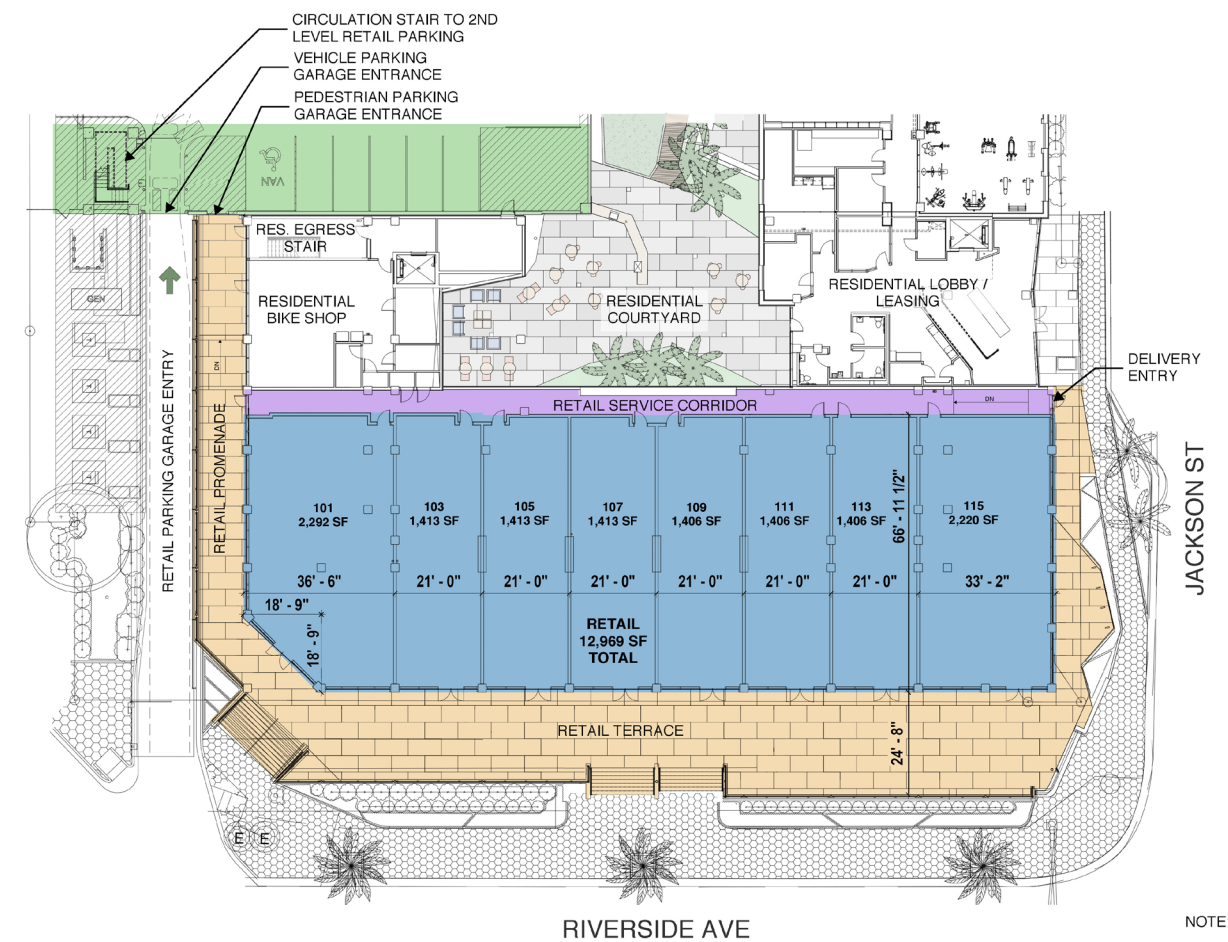
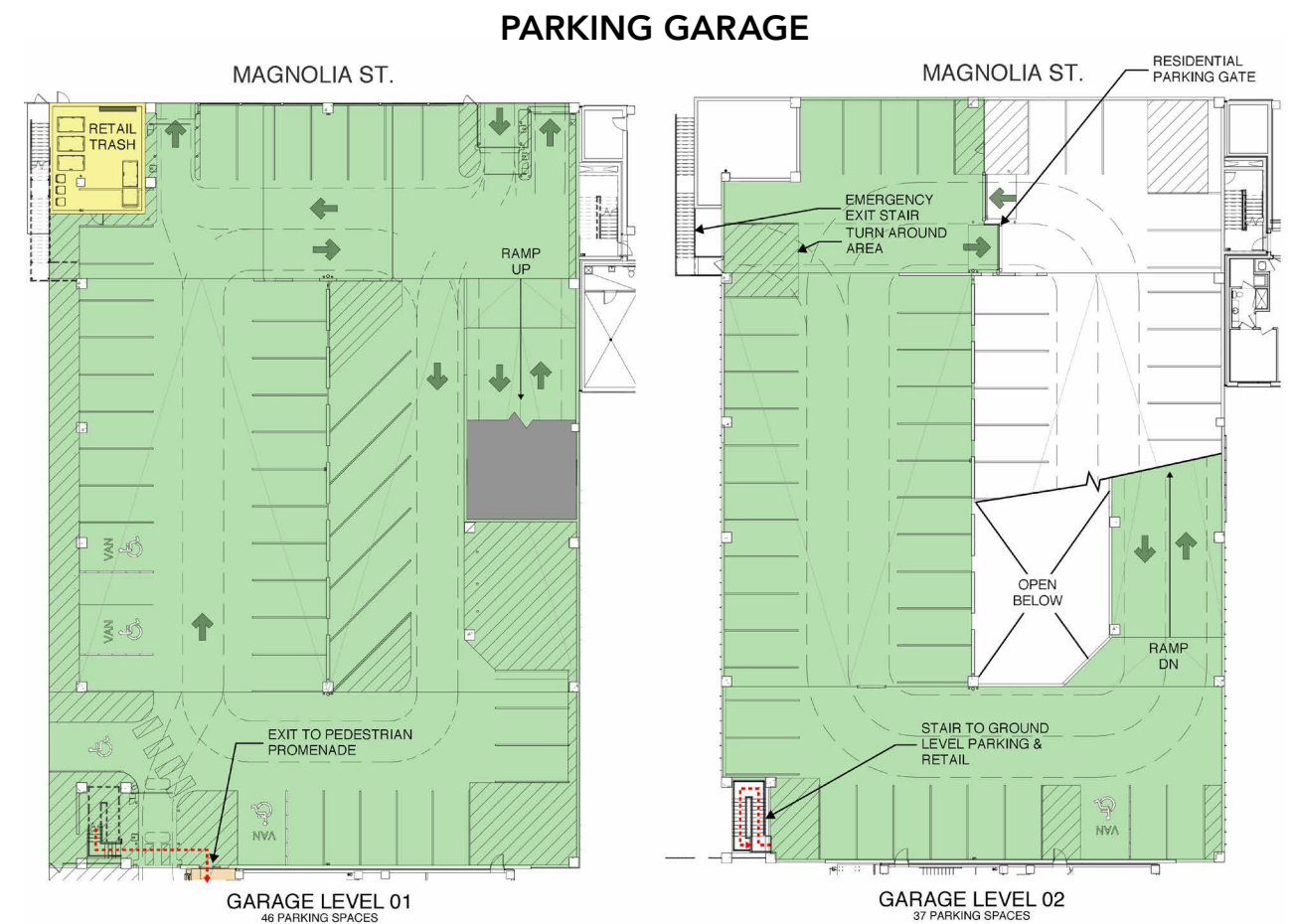
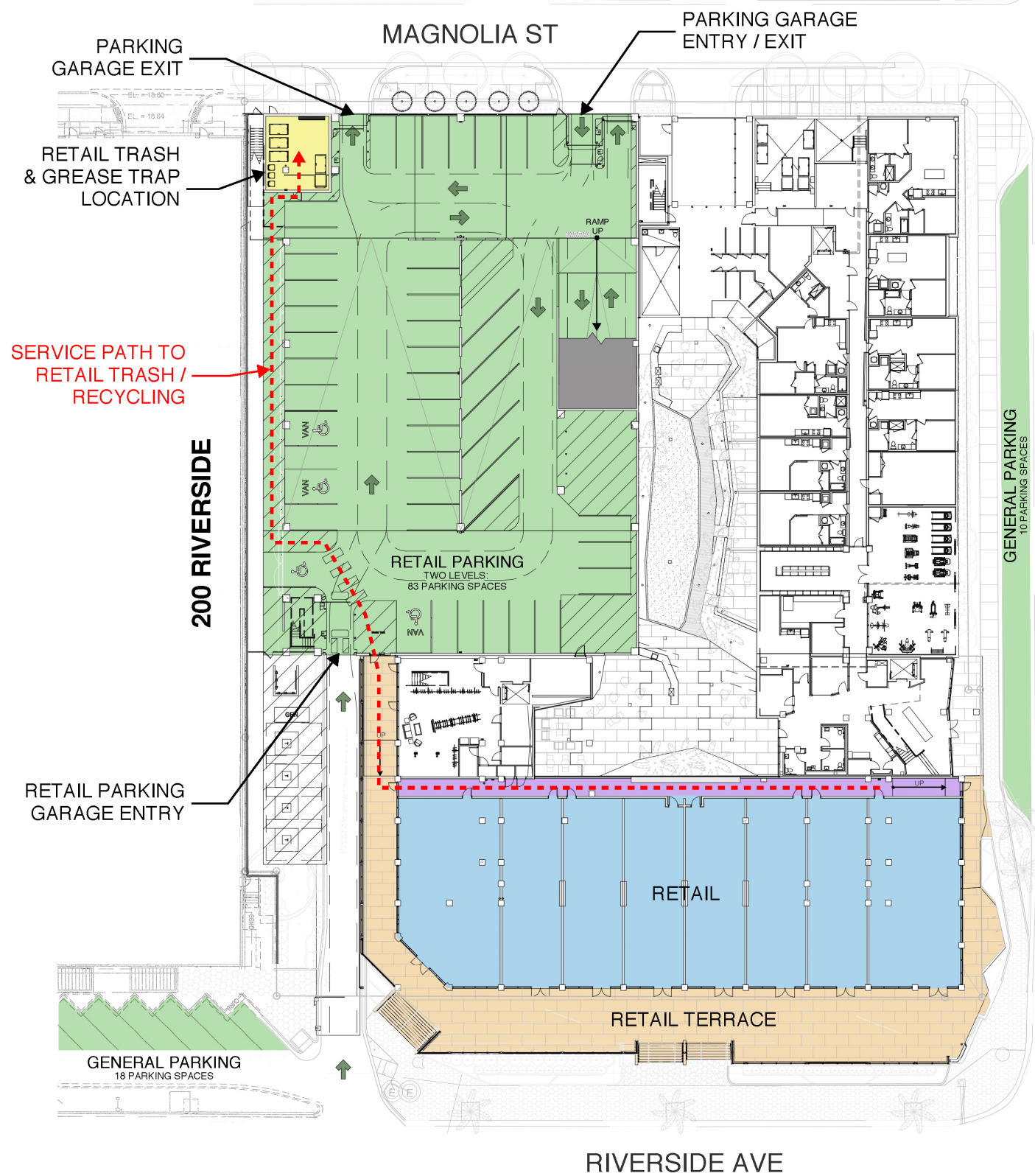
1,756 SF 2ND GENERATION RESTAURANT

**VISBLE CORNER POSITION, BUILDING SIGNAGE,
FF&E NEGOTIABLE, \$40/SF MODIFIED GROSS**



VISTA

BROOKLYN



NOTE: ALL MEASUREMENTS ARE APPROXIMATE

PROPERTY INQUIRIES

Keith Goldfaden

Co-CEO

+1 904 404 4474

kg@naihallmark.com

Jeff Conn

Co-Founder

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jc@naihallmark.com

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ak@naihallmark.com



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