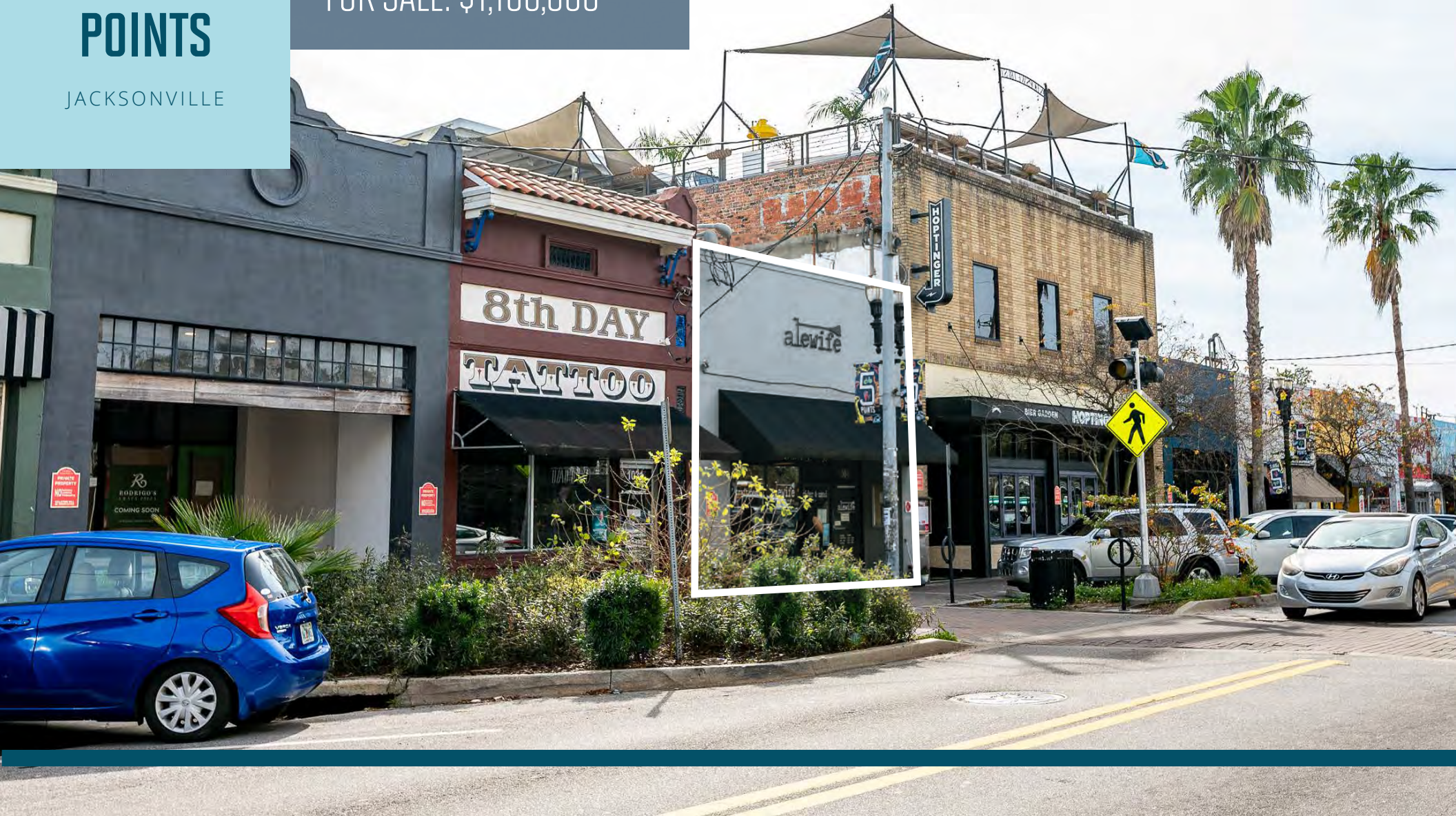


5 POINTS

JACKSONVILLE

1035 PARK ST
JACKSONVILLE, FL 32204
FOR SALE: \$1,100,000



PROPERTY OVERVIEW

SHOP, DINE & UNWIND



HIGHLIGHTS

- 2,550± SF
- Original exposed brick and wood ceilings
- Heavy pedestrian foot traffic
- Park Street frontage with outdoor seating



A THRIVING URBAN NEIGHBORHOOD

An area unlike any other in Jacksonville – **5 Points** is a synergistic community of **innovative retailers, chef-driven restaurants and a vibrant nightlife.**

Listed in the **National Registry of Historic Places**, Riverside is one of Jacksonville’s oldest and coolest neighborhoods. Voted as one of the country’s **Top 10 Great Neighborhoods**, Riverside has a unique mix of history, culture, charm and modern design. This is a hip part of town with a **young millennial population** that has increased by **45%** during the last five years.

Riverside is a true live-work-play destination.

5

POINTS

JACKSONVILLE, FL



6TH Hottest market of 2023

\$220M Spent on food and beverage in the area

93 Walkability score

5 BLOCKS From Jacksonville’s Riverwalk and Riverside Arts Market

5 POINTS

JACKSONVILLE



CSX

PRIME F. OSBORN III
CONVENTION CENTER

THE FRESH
MARKET

WHOLE
FOODS

Fidelity
INVESTMENTS

the Y

DOWNTOWN

M
MARATHON
LIVE

BROOKLYN

SUP Pedestrian
Bridge

HAWKERS
ASIAN STREET FOOD

INTERSTATE
95

CUMMER
MUSEUM
ART | GARDENS | EDUCATION

RAM
RIVERSIDE
ARTS MARKET

grassroots
NATURAL MARKETS

SITE

HOPTINGER
RESTAURANT & BAR

Insomniac
Cookies

RIVER & POST
RESTAURANT | ROOFTOP LOUNGE

G

pure barre

5
POINTS

bartaco

RIVERSIDE

BROKEN EGG
Cafe

EINSTEIN BROS
BAGELS

MEMORIAL PARK
ASSOCIATION

Riverwalk/
Emerald Trail

Publix

Starbucks



View Area
Parking Map

LOCATED IN ONE OF THE "TOP 10 NEIGHBORHOODS" IN THE COUNTRY

THE URBAN DIVISION



Matthew Clark
Sr. Vice President

Matthew Clark's professional perspective is based on more than 15 years of industry experience in development, leasing, marketing and place-making for a broad spectrum of retail real estate product types including: urban retail streets and districts, New Urbanism developments, mixed-use developments, lifestyle centers and grocery-anchored community centers. He blends long-term industry perspective, multi-disciplinary experience, sophisticated data analytics and relevant cultural and community dynamics to arrive at creative strategies for each unique property. Matthew's team currently oversees the merchandising of more than \$4B in mixed-use development in and around Jacksonville's Urban Core. Mr. Clark earned a Bachelor of Science in Communications from the University of North Florida.

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Sam Middlekauff
Senior Associate

Sam Middlekauff leverages his background in financial analytics along with his creative, forward-thinking approach to create value in vibrant, dynamic mixed-use neighborhoods. Sam's fully-integrated brokerage and consulting process allows for landlords of all asset classes to realize the highest potential return on investment. His expertise spreads throughout a wide variety of product types including the retail and office sector of urban mixed-use developments, historic adaptive re-use and urban infill opportunities. Mr. Middlekauff earned a Bachelor of Finance and a minor in real estate from the University of Alabama Culverhouse College of Business.

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Olivia Steinemann
Senior Associate

Olivia Steinemann is responsible for developing and executing retail and place-making strategies for The Urban Division. Olivia's passion for curating dynamic mixed-use environments has played a vital role in her success in bringing a client's vision to life. Ms. Steinemann's strategic merchandising approach is rooted in a deep understanding of consumer behavior and market trends. Curating a tailored mix of retail, office and commercial uses for each development by analyzing the local demographic, psychographic and economic factors. Olivia partners with visionary clients to do work in areas and on projects with density, walkability and the potential for community building. Ms. Steinemann earned a Bachelor of Science in Marketing from Florida State University's College of Business.

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