

FOR LEASE

MURRAY HILL RETAIL SPACE AT EDGEWOOD AND POST STREET



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

939 Edgewood Ave. S. Jacksonville, FL 32205



OFFERING SUMMARY

Lease Rate:	\$15.00 - 20.00 SF/yr (NNN)
Building Size:	13,312 SF
Available SF:	2,100 - 2,550 SF
Number of Units:	2
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
939 Edgewood Ave. S.	\$15.00 - 17.00 SF/yr	2,100 SF
4007 Post Street	\$17.00 SF/yr	2,550 SF

PRESENTED BY:

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AMANDA KINKADE

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EXECUTIVE SUMMARY

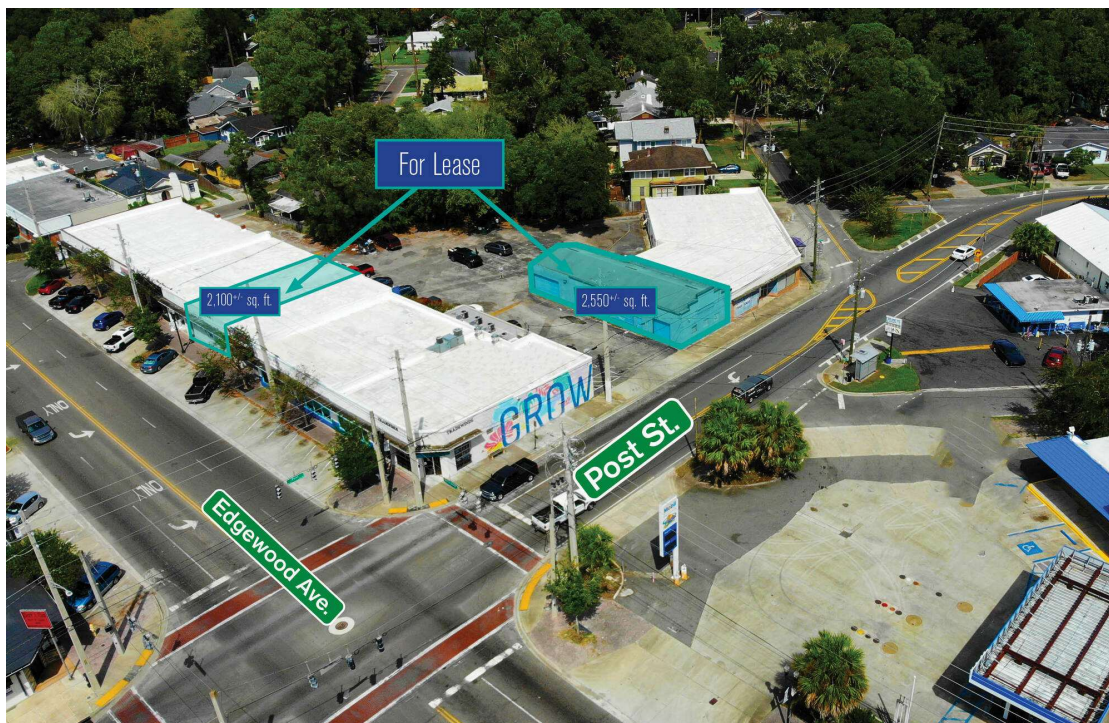
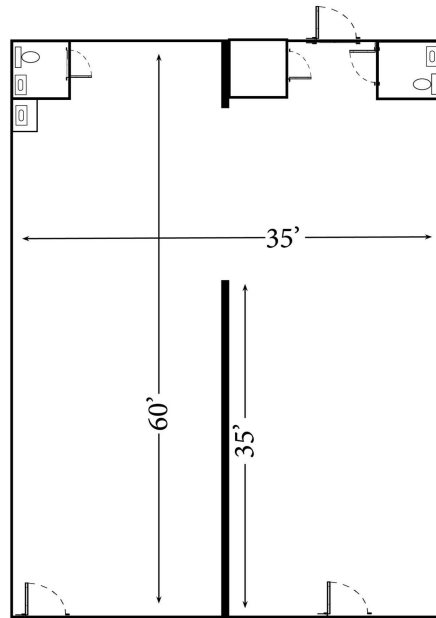
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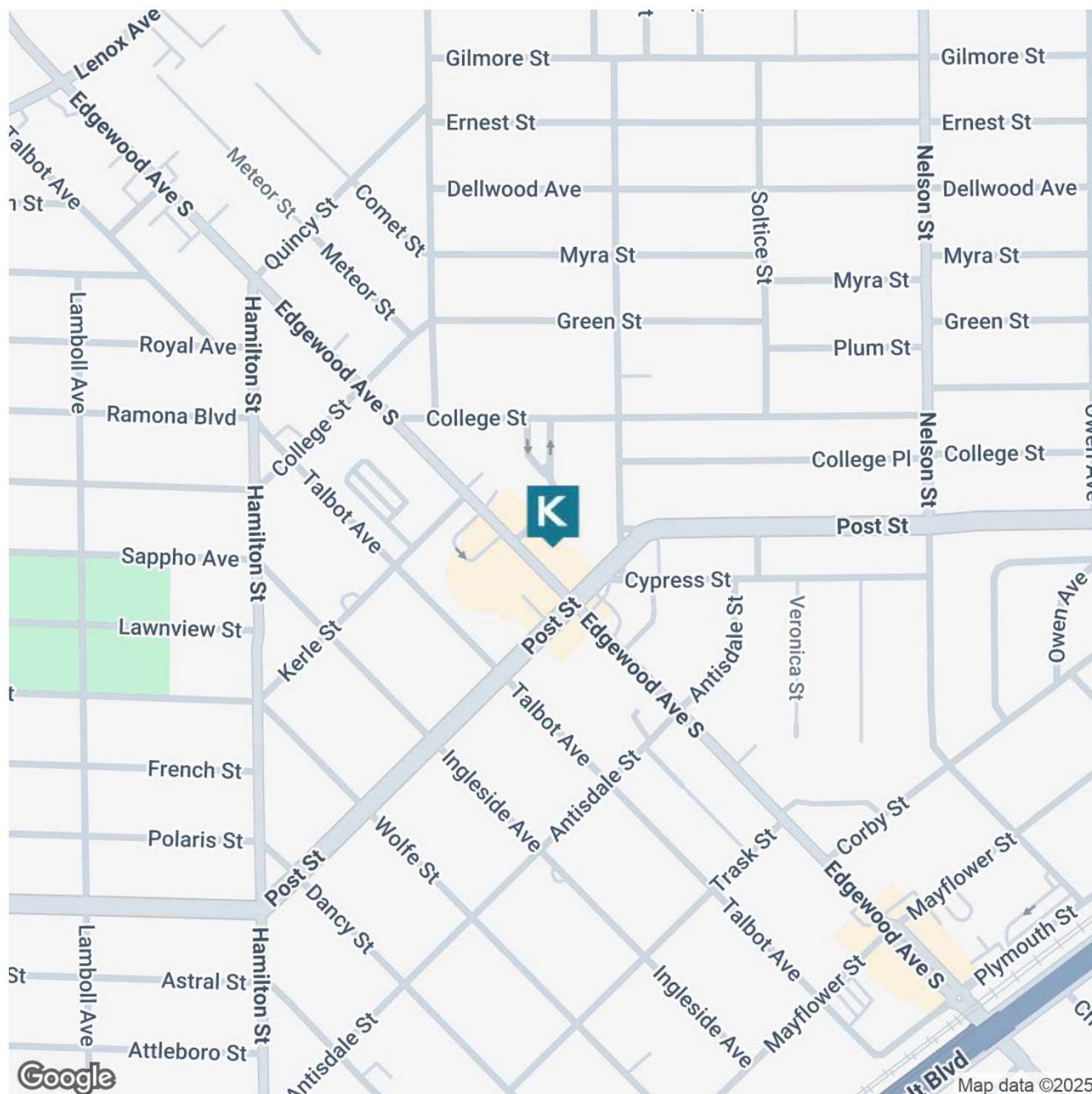
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FLOOR PLANS

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LOCATION MAP

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,148	70,799	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	6,283	31,340	79,890
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$78,498	\$73,981	\$71,418
Average House Value	\$378,454	\$299,468	\$276,529

* Demographic data derived from 2020 ACS - US Census

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