



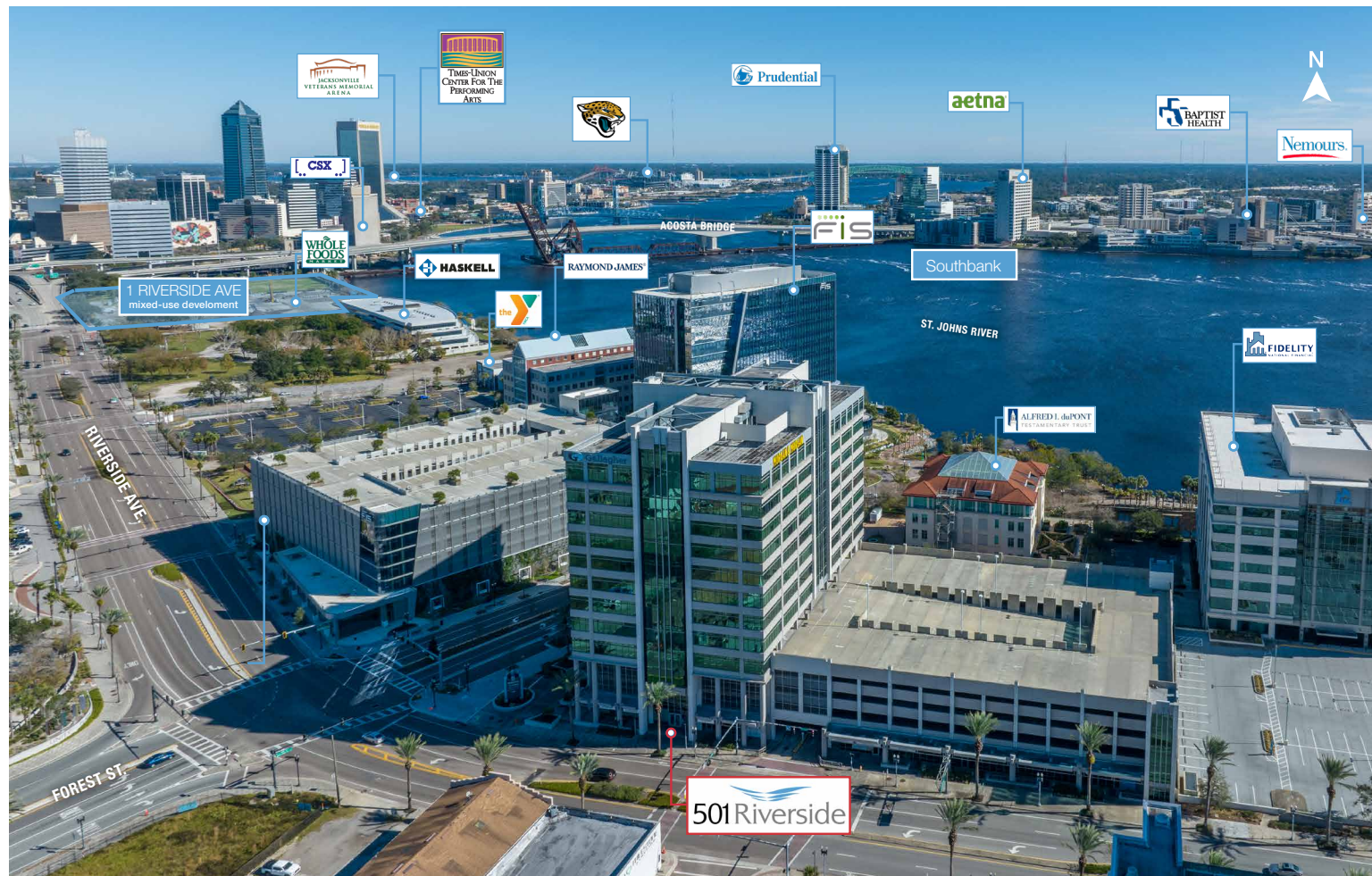
501 Riverside

501 RIVERSIDE AVENUE • JACKSONVILLE, FL



NAI Hallmark

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501 Riverside

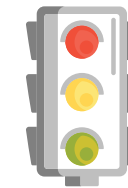
DEMOGRAPHICS

FOR THE BROOKLYN NEIGHBORHOOD AND SURROUNDING SUBMARKET OF RIVERSIDE FROM 2023



POPULATION

1 MILE 6,838
3 MILE 93,178
5 MILE 202,129



TRAFFIC COUNTS

RIVERSIDE AVE 29,000
FOREST ST 2,600
I-95 175,000



DAY TIME EMPLOYEES

1 MILE 38,806
3 MILE 118,800
5 MILE 180,151

BROOKLYN IS HOME TO MORE THAN 10,000 EMPLOYEES

AT COMPANIES INCLUDING FIDELITY NATIONAL FINANCIAL, FLORIDA BLUE, MORGAN & MORGAN, BLACK KNIGHT FINANCIAL, HASKELL, AND CSX.

AREA HIGHLIGHTS

Brooklyn neighborhood has attracted the interest of both local and national investors.

- › Located directly on Riverside Avenue, the fastest growing urban corridor in downtown Jacksonville.
- › Located across from Unity Plaza, an amphitheater and urban park, a 'central park' defined by daily programming, weekly special events and annual traditions.
- › Adjacent to 800+ new residential units, 100,000+ SF of complementary retail including a Fresh Market, First Watch, CAVA, and other neighborhood retail amenities.
- › A new 135-room Residence Inn by Marriott, overlooking Brooklyn's Unity Plaza at the corner of Magnolia Street and Forest Street.
- › 1 Riverside Ave, an urban mixed-use project comprised of luxury multi-family units and retail space including a Whole Foods, restaurants, and other retail venues. Phase I completion is anticipated by year-end of 2024.



One Riverside Avenue

2010-2023 POPULATION GROWTH

37.7% 19.5% 14.3%
1 MILE 3 MILE 5 MILE

2028 PROJECTED POPULATION

7,217 97,747 210,662
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



FIS WORLD HEADQUARTERS

Fortune 500 company, Fidelity National Information Services delivered their new world headquarters in Fall 2022. 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's new 876-space parking garage is available to the public after 6 p.m. weeknights and all day on weekends.

RESIDENCE INN BY MARRIOTT

Completed in early 2021 is a posh seven-story Residence Inn by Marriott with 135 rooms and rooftop bar. This is the first new construction Marriott product in downtown Jacksonville.

VISTA BROOKLYN DISTINCTIVE APARTMENTS

Vista Brooklyn is 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 entertainment.

THE HUB BROOKLYN

Permits issued Jan 2023, for three buildings comprising space for Alder & Oak restaurant and bar; SkyBar, a rooftop bar; loft space for CD+urban; and a Southern Grounds coffee shop and patio space.





501 Riverside

Florida Blue

Residence INN BY MARRIOTT

BURLOCK and BARREL

UNITY PLAZA



220 RIVERSIDE

VISTA BROOKLYN

THE BROOKLYN RIVERSIDE



876-SPACE PARKING GARAGE

FOREST ST.

RIVERSIDE AVENUE

CAVA BURRITO GALLERIES

FIDELITY NATIONAL FINANCIAL

THE HUB SOUTHERN GROUPS GATHER TOGETHER

ALFRED I. duPONT TESTAMENTARY TRUST

FirstWatch The Daytime Cafe

THE FRESH MARKET

FIS

Northwestern Mutual RAYMOND JAMES

the Y

BURGERFI

CHIPOTLE MEXICAN GRILL, Panera, bento SUSHI

HASKELL



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, 501 Riverside 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.

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

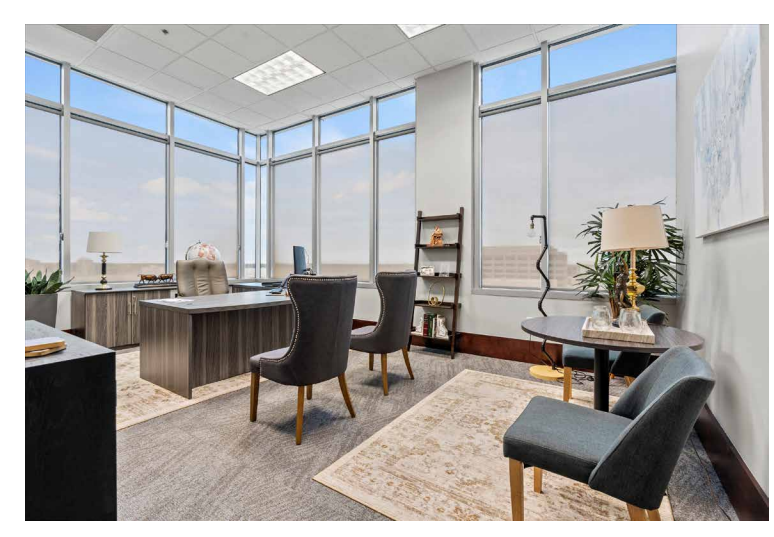




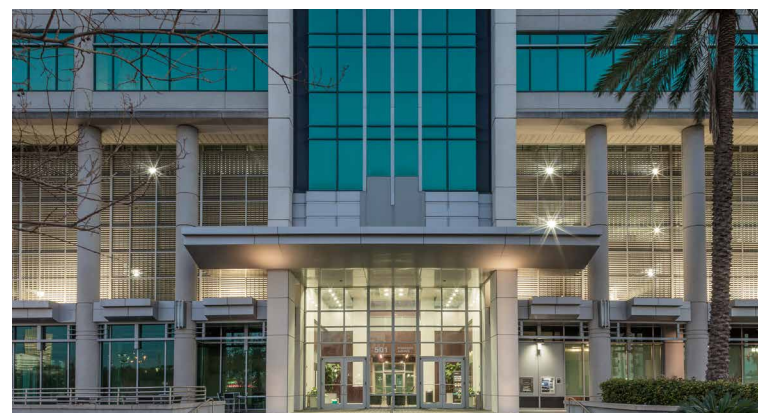
PANORAMIC VIEWS OF THE ST. JOHNS RIVER, DOWNTOWN JACKSONVILLE AND HISTORIC RIVERSIDE

PROPERTY FEATURES

- › Excellent visibility and walk up access from Riverside Avenue in an urban setting
- › Great visibility for signage and exposure to traffic with counts of approximately 23,000 cars per day
- › Unparalleled access to the I-95/I-10 interchange
- › Full-service banking facility with ATM and drive-up teller
- › Attached private garage with 3:1000 parking with free nighttime and weekend parking
- › 24-hour security guard on site
- › Downtown trolley and bus stop on property
- › Access to St. Johns Riverwalk
- › Monument signage available

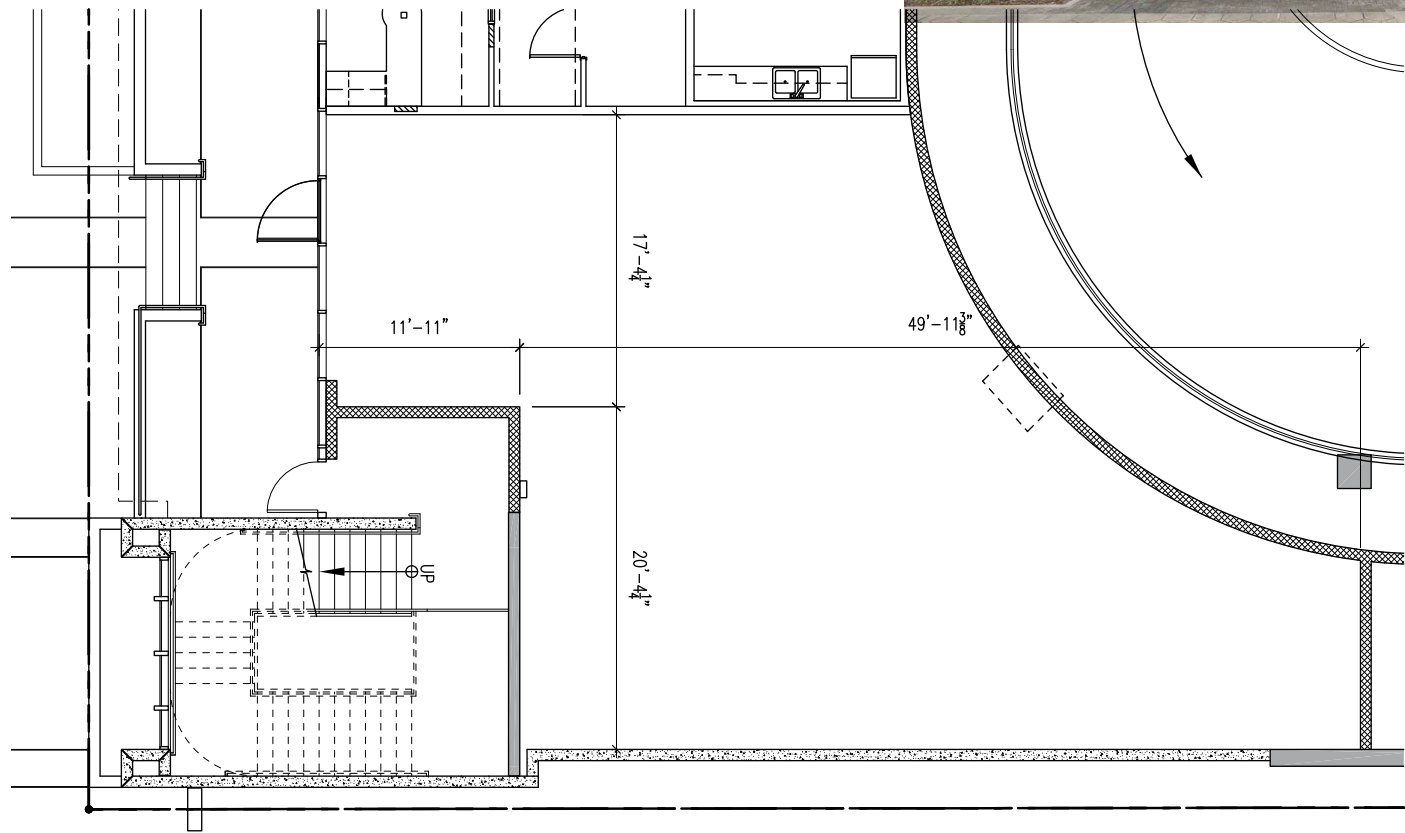


SIGNAGE AVAILABLE FOR 15K SF+



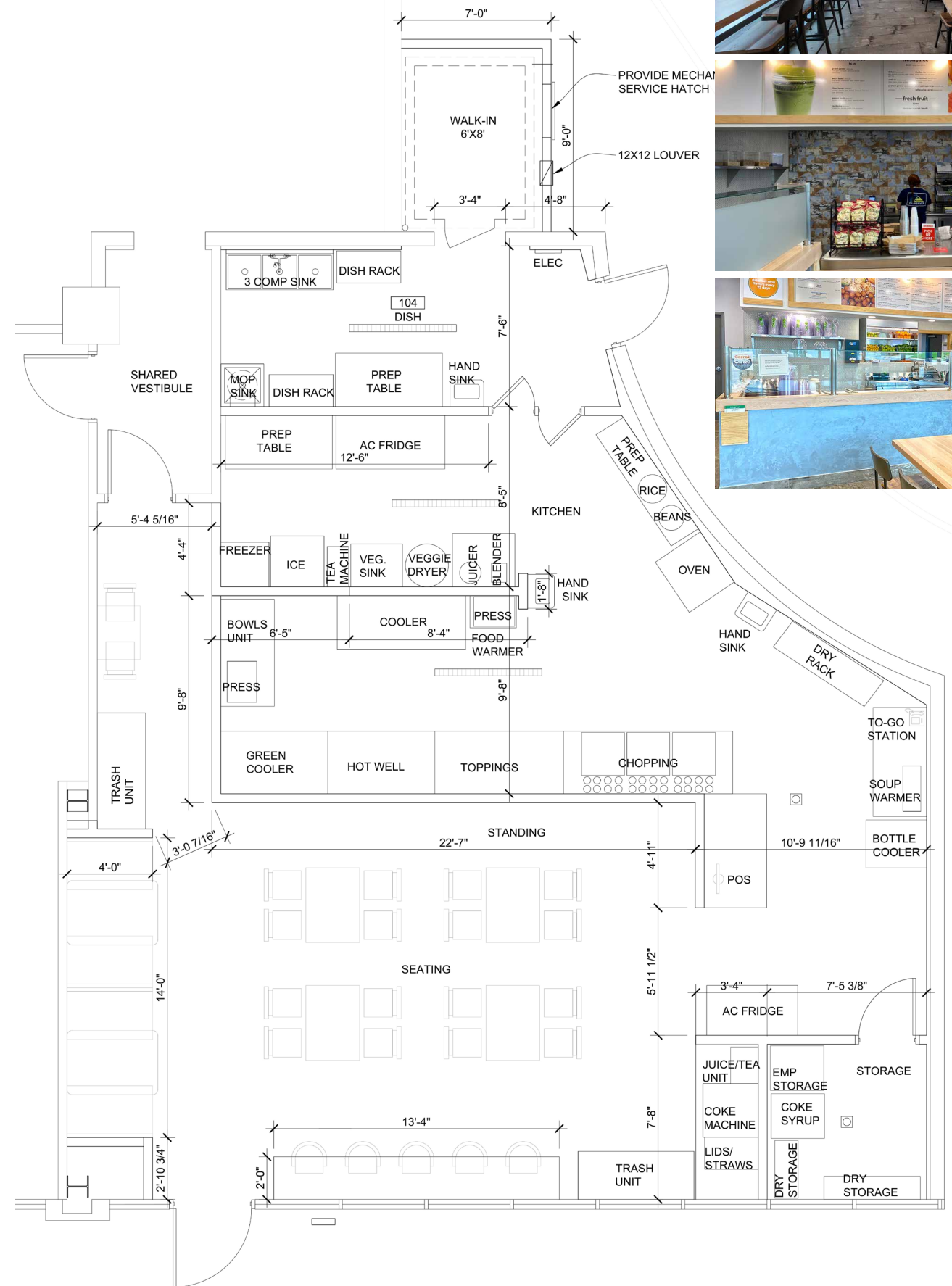
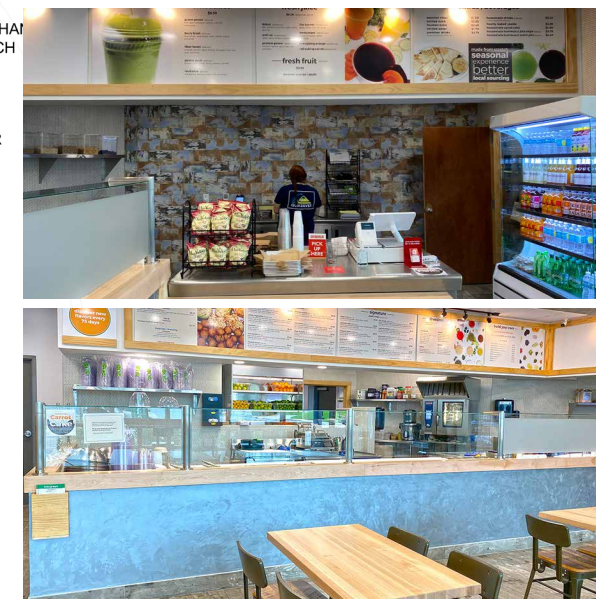
SUITE 106 - 1,503 SF

FRONTING RIVERSIDE AVE W/HIGH EXPOSURE STREET-LEVEL SIGNAGE



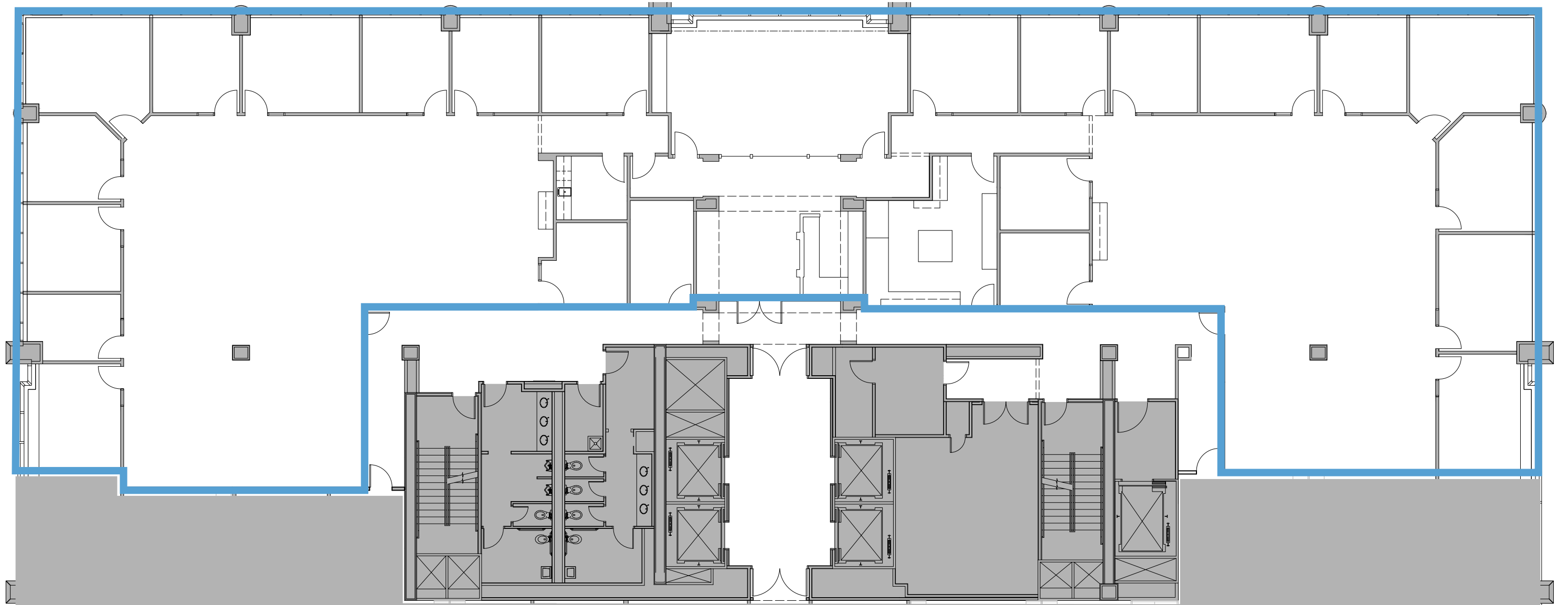
SUITE 107 - 1,654 SF

SECOND GENERATION CAFE SPACE



* Furniture & Equipment Included

SUITE 801 - 4,500-12,000 SF

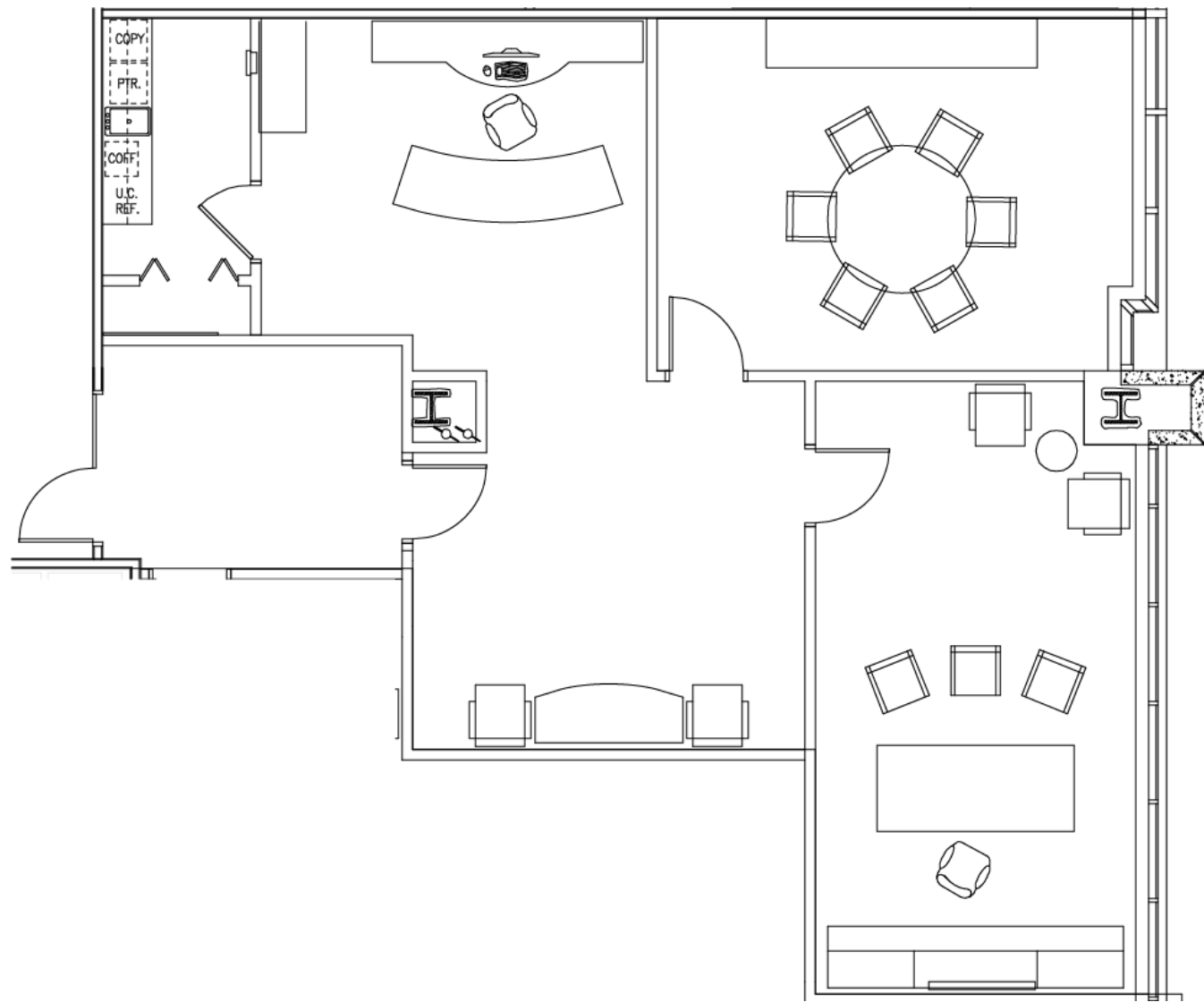


SUITE 800 LEASED

SUITE 801 VIRTUAL TOUR

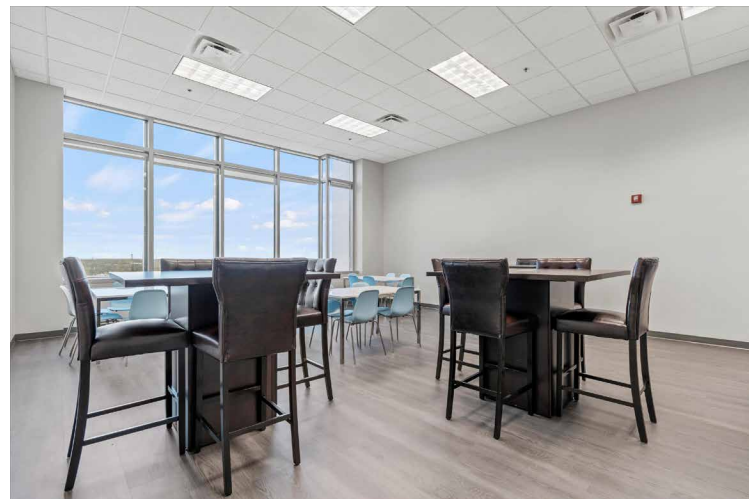
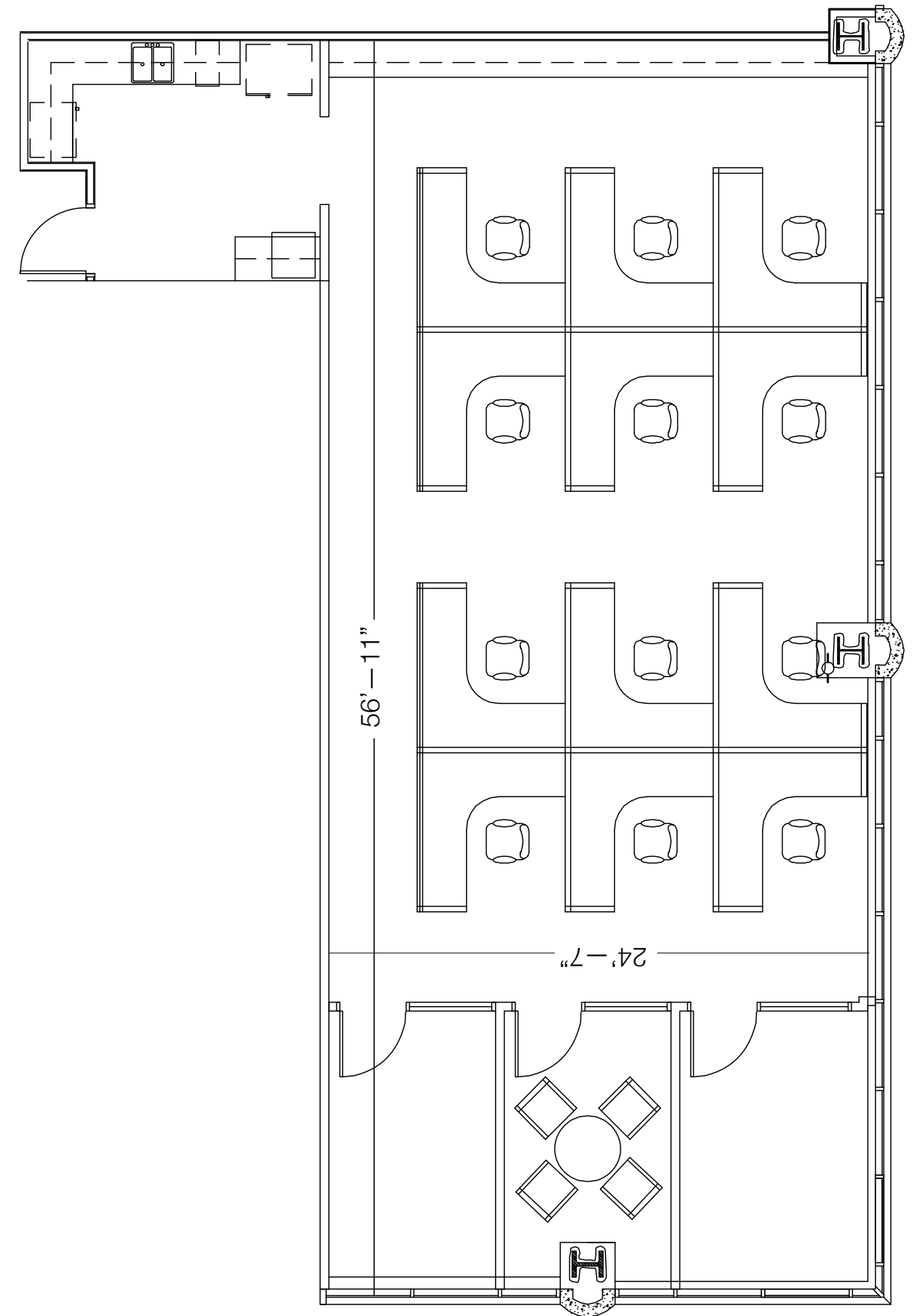


SUITE 901A - 1,624 SF



SUITE 905 - 2,055 SF

CONCEPTUAL LAYOUT





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