

For Lease

1,575 SF | \$27.50 - 28.50 SF/yr  
Retail Space



# 1195 Edgewood Ave S

Jacksonville, Florida 32205

## Property Highlights

- ±1,575 SF retail suites & endcap opportunity w/±560 SF patio
- Vanilla shell condition w/electrical, lighting, and ADA restroom
- Prominent hard corner location at the entrance to Murray Hill w/excellent visibility from Roosevelt Boulevard
- Strong daily traffic counts w/proximity to Riverside, Avondale, and Downtown Jacksonville & dedicated on site parking

## Property Overview

This newly constructed retail building offers prime leasing opportunities in the heart of Murray Hill. Available suites include an endcap space with patio potential as well as an inline retail suite, both delivered in vanilla shell condition.

The property features dedicated on site parking, strong street presence, and enhanced curb appeal following recent roadway improvements. Tenants benefit from excellent visibility and convenient access to nearby Riverside, Avondale, and Downtown Jacksonville.

## Offering Summary

Lease Rate:	\$27.50 - 28.50 SF/yr (NNN)
Building Size:	4,750 SF
Available SF:	1,575 SF
Year Built:	2025
Walk Score:	Very Walkable (85)

Spaces	Lease Rate	Space Size
10	\$28.50 SF/yr	1,575 SF
20	\$27.50 SF/yr	1,575 SF

## For More Information

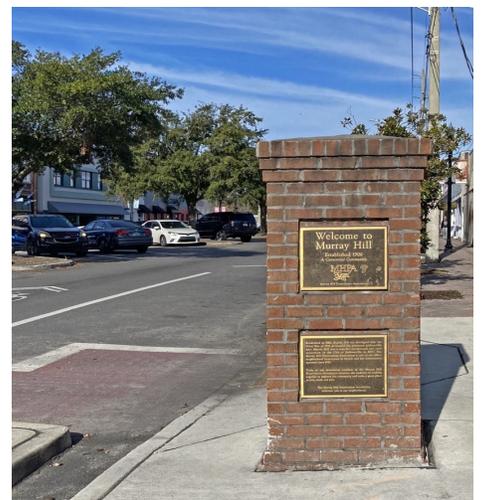


### Austin Kay

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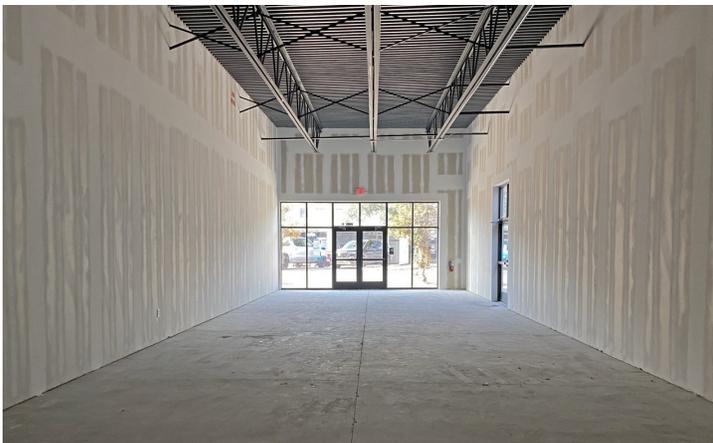
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560+ SF Patio



Patio access



Shell Condition ready for build out



Suite 10 store front



Suite 20 store front



Suite 20 rear exit

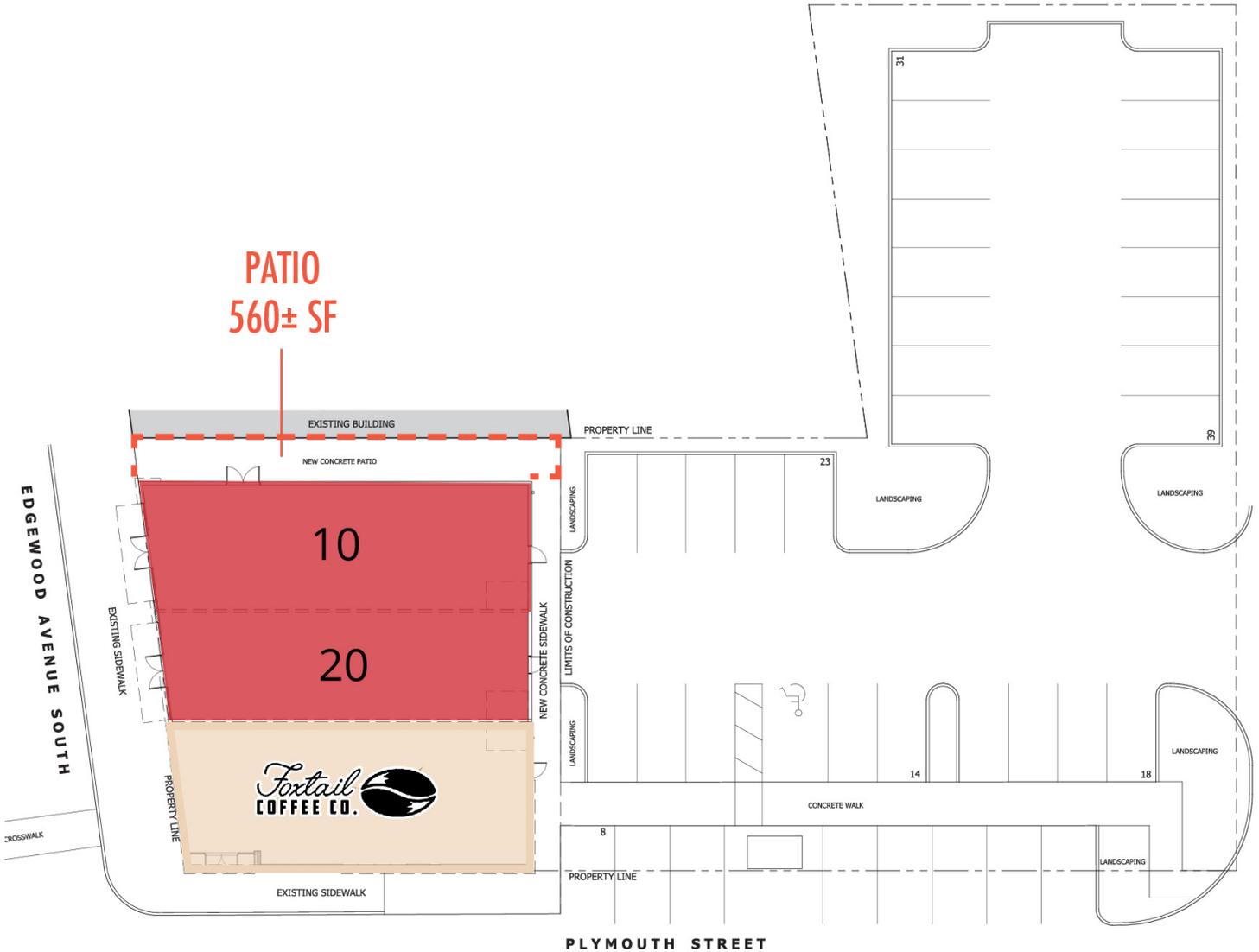
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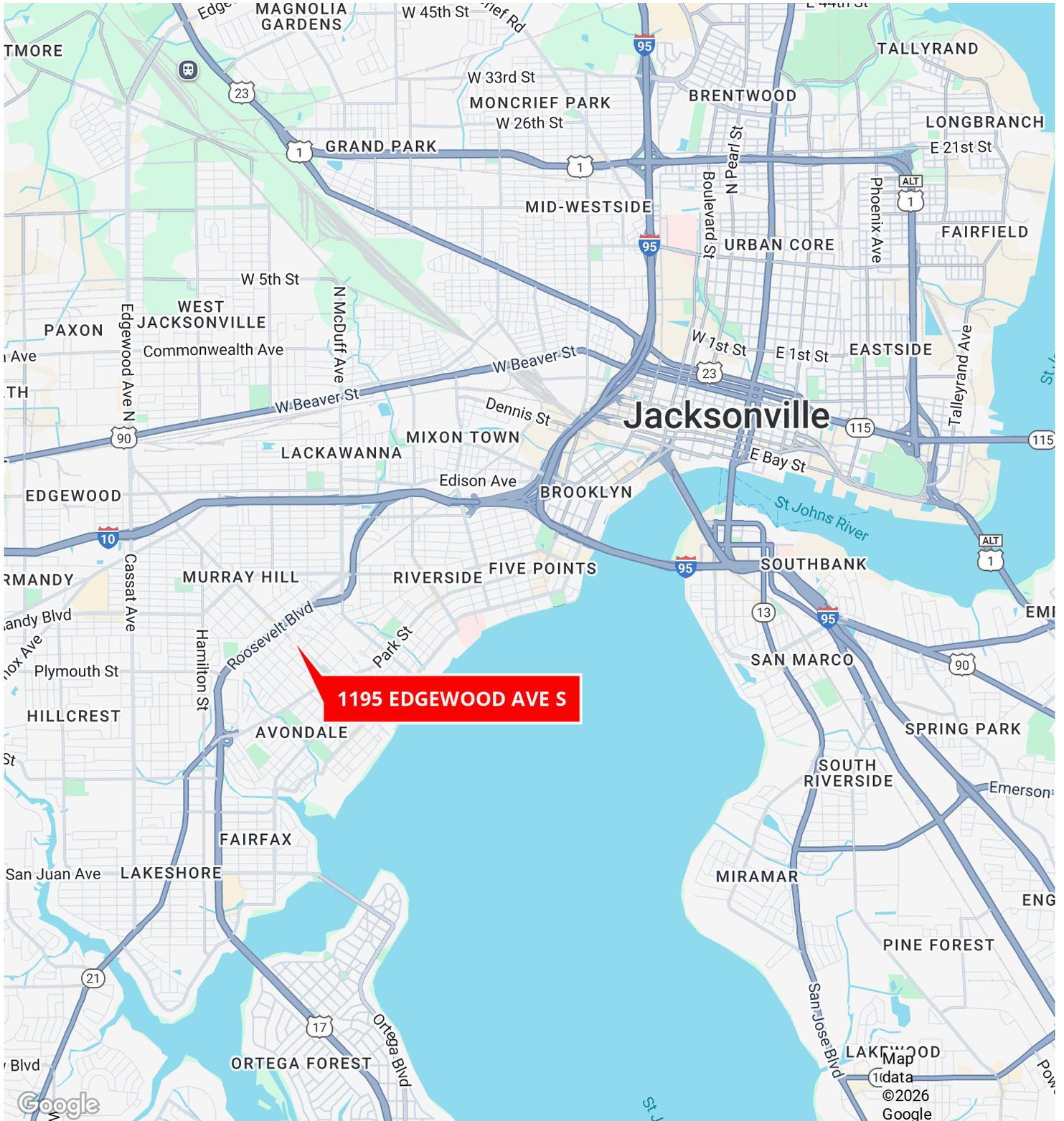


Available Spaces

Suite	Tenant	Size	Type	Rate	Description
10	Available	1,575 SF	NNN	\$28.50 SF/yr	End cap with 560+/- SF patio
20	Available	1,575 SF	NNN	\$27.50 SF/yr	Inline space next to Foxtail Coffee
30	Foxtail Coffee	1,610 SF	NNN	-	-

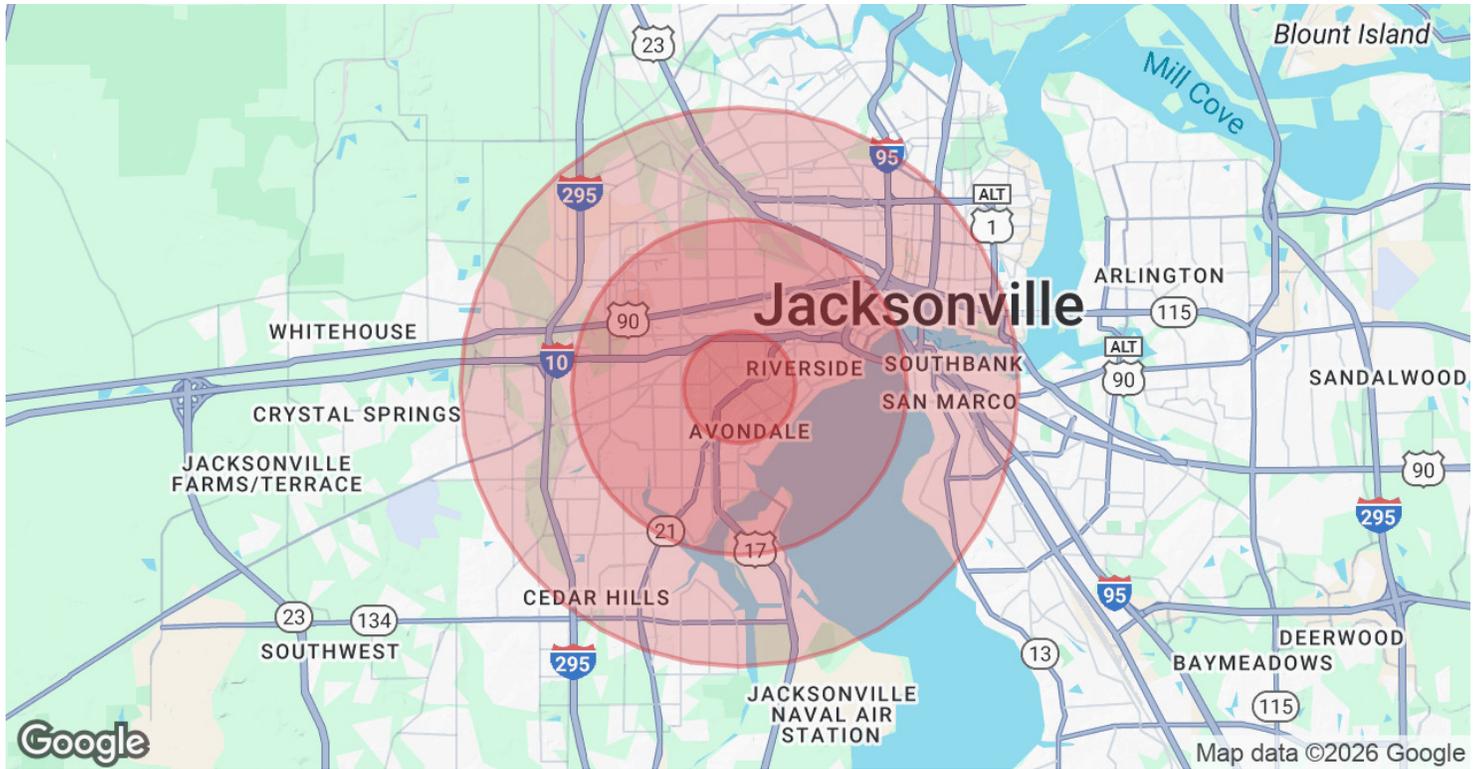
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Population	1 Mile	3 Miles	5 Miles
Total Population	15,011	71,130	176,173
Average Age	42	40	40
Average Age (Male)	41	39	39
Average Age (Female)	42	41	42
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,523	32,006	74,311
# of Persons per HH	2	2.2	2.4
Average HH Income	\$93,059	\$76,460	\$71,811
Average House Value	\$447,936	\$313,968	\$284,913

Demographics data derived from AlphaMap