



4070 Herschel Street
Jacksonville, FL 32210



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Property Description



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Opportunity to lease retail space in the Avondale/Fairfax/Ortega area. The suite is perfect for a coffee shop and/or ice cream parlor. It is roughly 1,000 square feet with two restrooms. This is a busy retail center with walkability to many rooftops and strong demographics. The suite has a new HVAC unit and hot water heater.

Location Description

Incredible location directly adjacent to the Riverside/Avondale submarkets with young professionals, arts scene, shops, dining options, & walkability. Elementary school one block away with many parents walking their children to school. Restaurant in this plaza with al fresca seating on Fishweir Creek. Fairfax is a walkable area with roundabouts and easy parking.

Located in Fairfax where Riverside/Avondale and Ortega Converge
Strong Demographics Restaurant Anchor in Plaza Walkability
On and Off Street Parking

4070 Herschel Street Suite 2

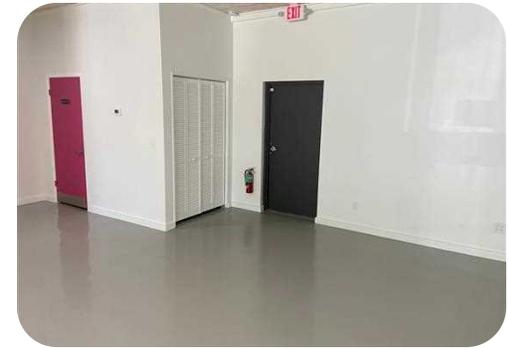
1000 SF

Three bin sink in place

Hand Sink

Mop Sink

Two Restrooms





	0.5 Miles	1 Mile	1.5 Miles
Total Households	1,279	4,223	9,681
Total Population	2,420	8,034	18,844
Average HH Income	\$82,444	\$80,694	\$81,004



Demographic Snapshot

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All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.



About Prime Realty

Prime Realty is the **premier** commercial real estate brokerage firm in Jacksonville, FL. We assist our clients with all of their office, industrial, multi-family and retail property needs.

Prime Realty is a **full-service** team working with developers, owners, and investors throughout Florida and Georgia. We create value for our clients through our superior process for selecting, developing, managing and marketing commercial real estate.

Our goal is to achieve the **greatest** return on the real estate assets we service. What separates Prime Realty from the average real estate firm is our proven system for success and commitment to operational excellence.

At Prime Realty, our expertise is **unparalleled**. We're comprised of distinguished leaders and innovators from many sectors of the commercial real estate industry who continue to contribute to the Northeast Florida real estate landscape.



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