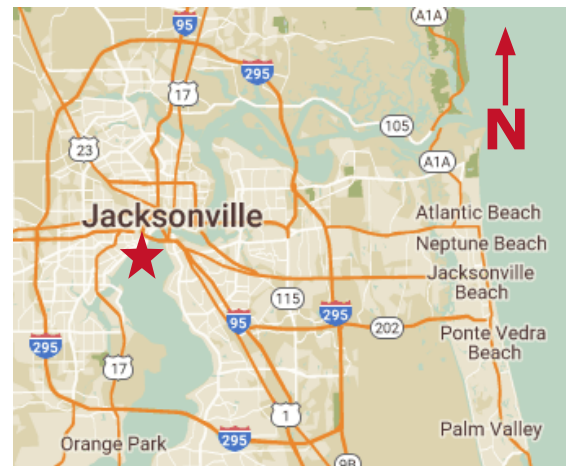




● **Available Space:**

2502 Oak Street: +/-1,910 SF at the hard corner of Oak Street and Stockton Street
-Lease Rate: \$38.00/SF NNN
-Taxes, Insurance and CAM estimated at \$5.75/SF

- Zoning: CN - Commercial Neighborhood
- New Facade with insulated roof to allow for open ceiling finish
- Rare, on-site parking with 18 designated parking spaces plus street parking
- Perfectly situated in the middle of Historic Riverside between Five Points and Avondale
- Located just one block from Ascension St. Vincent's Riverside Hospital with 528 beds and approximately 2,120 employees seeing more than 47,000 patients in 2023



For Additional
Information Contact:

David Laurie
david@strategicsites.com

OR

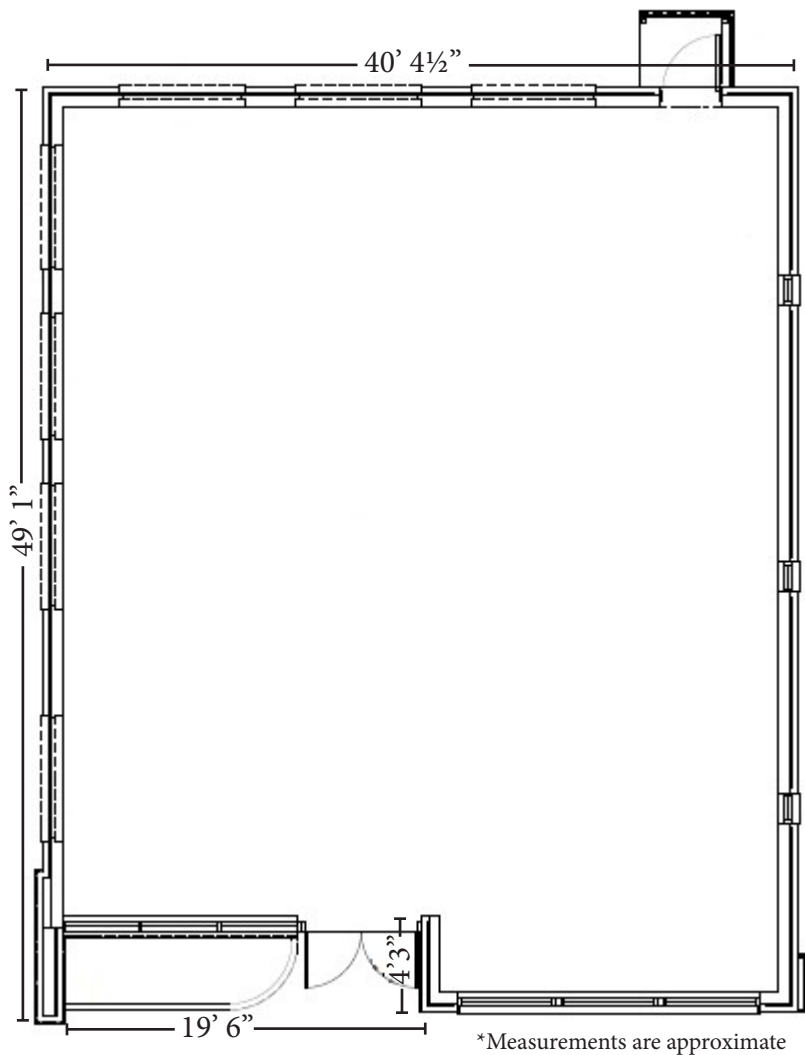
Kate Clifford
kate@strategicsites.com

422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

Client First through Service, Knowledge and Integrity

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

2502 Oak Street Floor Plan, Renderings & Photos +/-1,910 SF - \$38.00/SF NNN



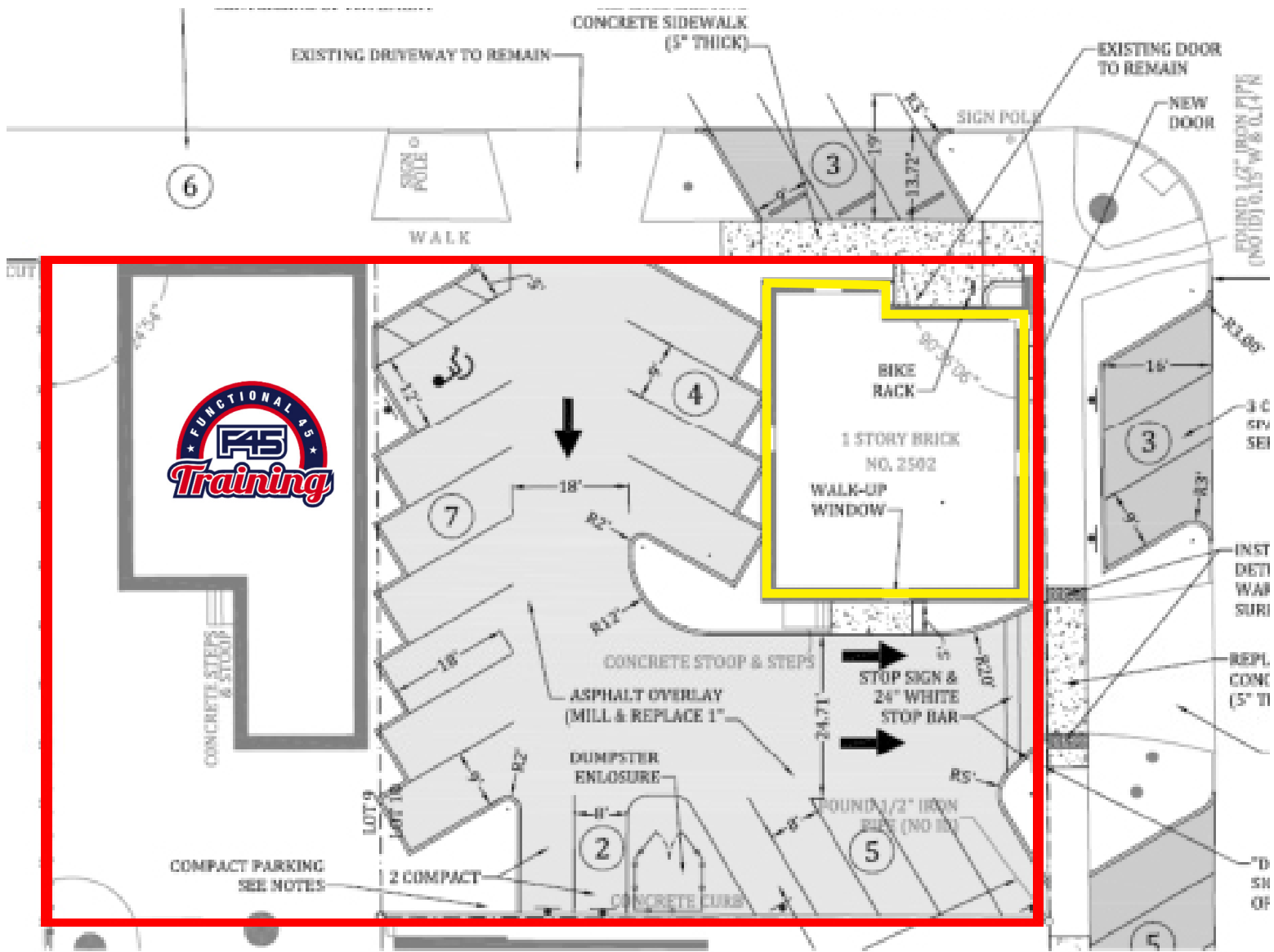
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Demographics and Site Plan

2025 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	10,659	85,173	196,586
Average HH Income	\$109,469	\$93,454	\$84,258
Daytime Total Employees	11,363	90,496	155,452
Median Age	38.9	37.3	36.6

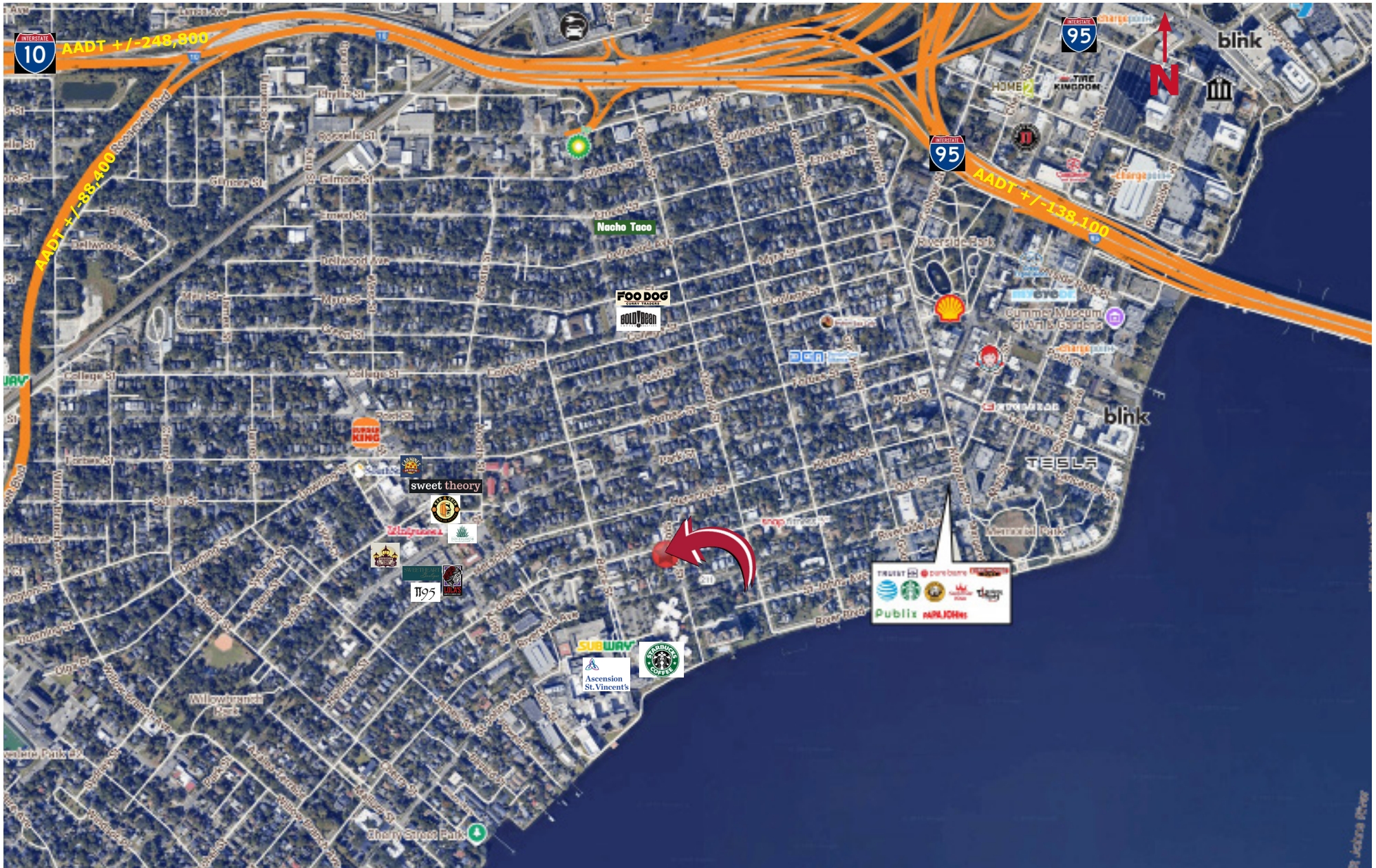


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Aerial



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