

# Riverside Square

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#### **Colliers**

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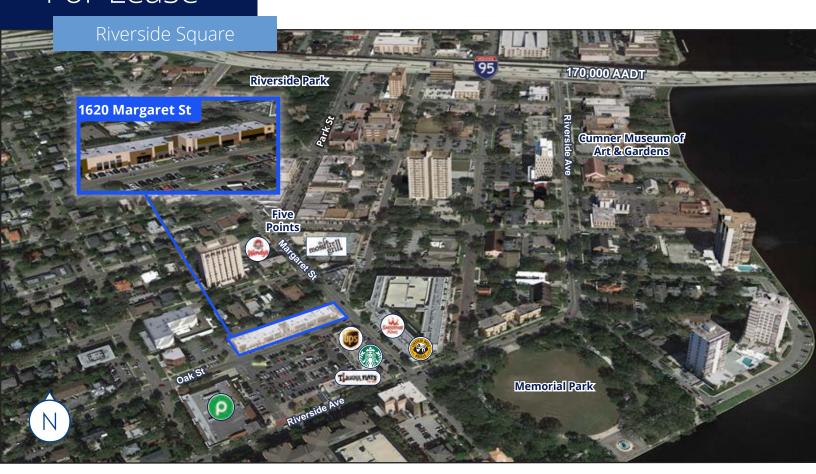


# 1620 Margaret Street Jacksonville, FL 32204

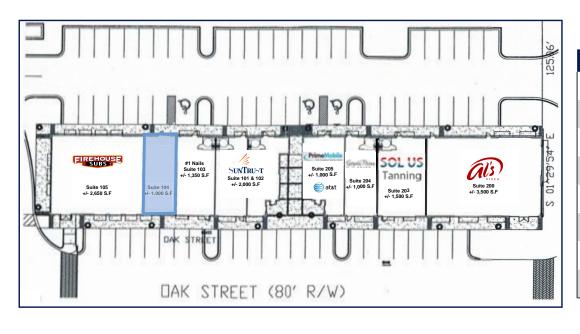
### **Property Highlights**

- 1,000± SF inline space available for lease
- 14,000± SF center in the heart of the Riverside shopping and dining district
- Join Al's Pizza, Firehouse Subs, SunTrust Bank, AT&T, SOL US Tanning, and more
- Just steps to Publix, Starbucks, highrise residences, trendy restaurants, historic Five Points, and Memorial Park in this walkable neighborhood
- Daytime population of 167,921 within three mile radius
- Close proximity to St. Vincent's Medical Center, a 20± acre complex including a 528-bed (and expanding) hospital and numerous specialty services
- Jacksonville downtown business district within two miles

# For Lease



## Site Plan



### **Availability**

Tenant	SF
Firehouse Subs	2,650
Available	1,000
Nail Salon	1,350
SunTrust	2,000
AT&T	1,000
Gwynne Mims Salon	1,000
SOL US Tanning	1,500
Al's Pizza	3,500

76,16

# Demographics

#### Riverside Square

2024

population 1 mile: 7,881



3 mile: 81,381

5 mile: 191,538

Trade area: 587,000

2029

population 1 mile: 8,039



3 mile: 84,202

5 mile: 195,171

Trade area: 590,522

2024

Households 1 mile: 4,546



3 mile: 36,901

5 mile: 82,493

Trade area: 238,300

2024

Daytime

Population



1 mile: 27,419

3 mile: 169,281

5 mile: 301,938

Trade area: 765,600

2024

Avg. HH Income 1 mile: \$89,162

(\$)

3 mile: \$85,509

5 mile: \$77,933

Trade area: \$75,400

