

# REDEFINING THE ENTRANCE TO MURRAY HILL

---

1195 Edgewood Ave South | Retail for Lease



# GREAT EATS, GREAT BARS AND GREAT VIBES CAN BE FOUND IN THIS OLD-YET-NEW-AGAIN NEIGHBORHOOD!

Local art, delicious food, craft beer and passionate makers have transformed Murray Hill into one of the coolest, most **up-and-coming** neighborhoods in Jacksonville. Located between hip Riverside and historic Avondale, this “**old-yet-new-again**” neighborhood has become the spot for young entrepreneurs to open innovative restaurants, boutiques, bottle shops and businesses.

**1195 Edgewood** is positioned on a hard corner at the entrance to Murray Hill, with excellent visibility from Roosevelt Blvd, the major artery to and from Jacksonville’s central business district. This **strategic location** captures **high volume traffic** throughout the day, and is an **excellent opportunity** for retailers to situate themselves between the Riverside and Avondale neighborhoods.

## LEASE DETAILS



1,575± - 3,150± SF  
> Outdoor patio  
space available



Under construction  
with a Q1 2025  
delivery



\$32.00/SF NNN



Click here for  
Site Plan

## PROPERTY HIGHLIGHTS



Dedicated,  
on-site  
parking



New FDOT  
roundabout  
gives building  
curb appeal



Excellent  
visibility from  
Roosevelt Blvd:  
53,500 AADT



# SITE OVERVIEW



TOWN  
BEER CO.

MON  
RIVER

MAPLE STREET

BOLD BIRDS  
NASHVILLE HOT CHICKEN

FISHWEIR BREWING  
COMPANY

PERFECT RACK  
BILLIARDS

Buchner's  
Baseball

the stout snug  
Restaurant & Pub

PATIO (560± SF)

1,575± - 3,150± SF  
AVAILABLE

Fortail  
COFFEE CO.

PARKING

# A GROWING RETAIL MARKET

RIVERSIDE

AVONDALE



SITE

53,500 AADT

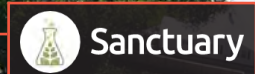
ROOSEVELT BLVD

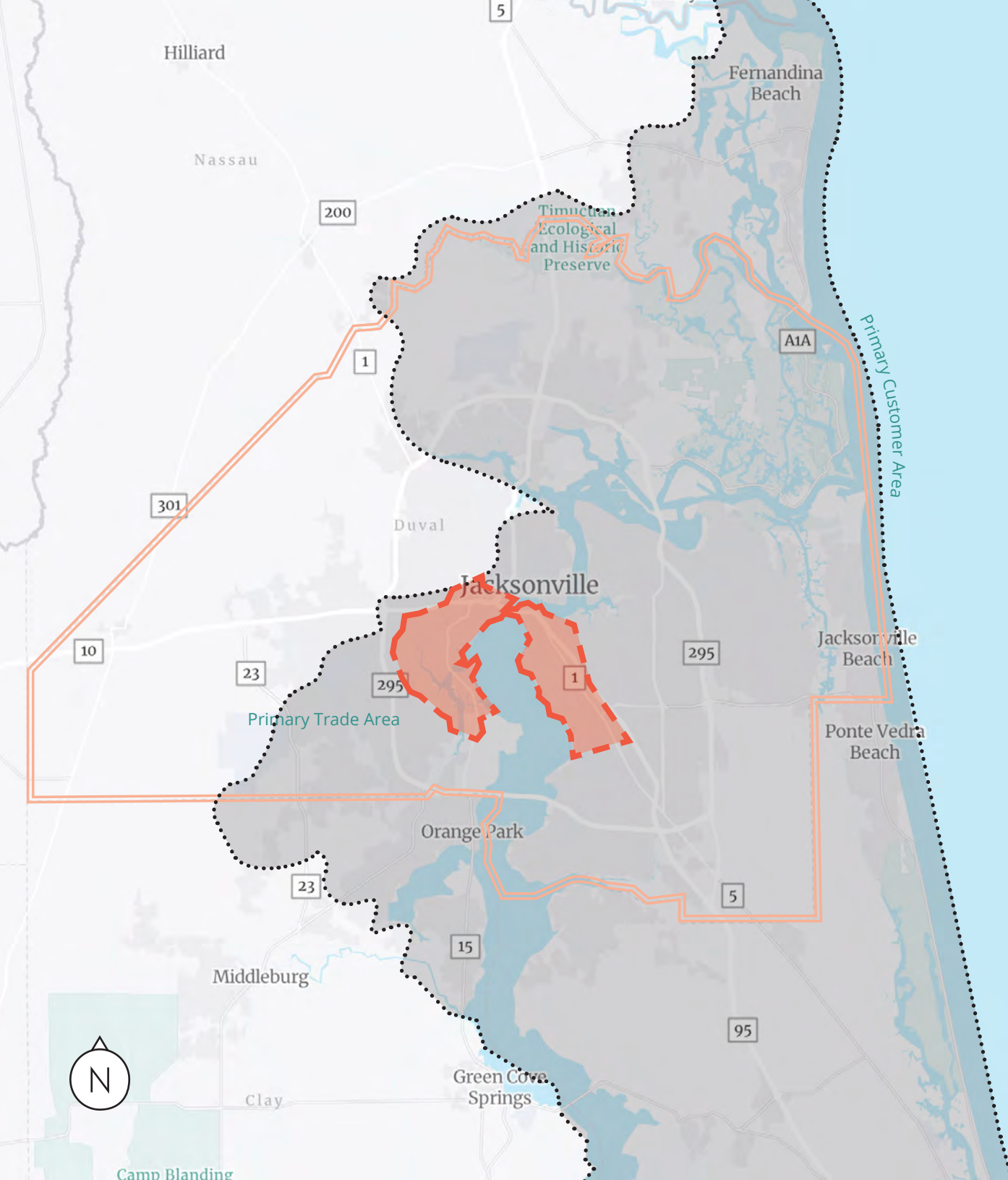


EDGEWOOD AVE








ANTISDALE ST





# MARKET DEPTH

## ..... PRIMARY CUSTOMER AREA

	<b>POPULATION</b>	2021 - 1,222,528 2024 - 1,323,372
	<b>HOUSEHOLDS</b>	2021 - 476,583 2024 - 516,691
	<b>HOUSEHOLD INCOME (ANNUALLY)</b>	2021 - \$84,021 2024 - \$95,419
	<b>MEDIAN HOME VALUE</b>	2021 - \$236,394 2024 - \$267,376
	<b>DAYTIME POPULATION</b>	2021 - 628,198

## - - - PRIMARY TRADE AREA

<b>2022 POPULATION</b>	115,373
<b>2022 AVERAGE HH INCOME</b>	\$83,036

## ==== JACKSONVILLE - DUVAL COUNTY

Jacksonville was named the 2nd hottest housing market in 2022, with home values averaging \$314,569. (Source: Zillow)



**MATTHEW CLARK**  
Senior Vice President  
+1 904 861 1139  
matthew.clark@colliers.com

**SAM MIDDLEKAUFF**  
Senior Associate  
+1 904 861 1139  
sam.middlekauff@colliers.com

**OLIVIA STEINEMANN**  
Senior Associate  
+1 904 861 1139  
olivia.steinemann@colliers.com

THE  
**URBAN** @  
DIVISION



**Disclaimer:** This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). ©2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC Listing #1120257