

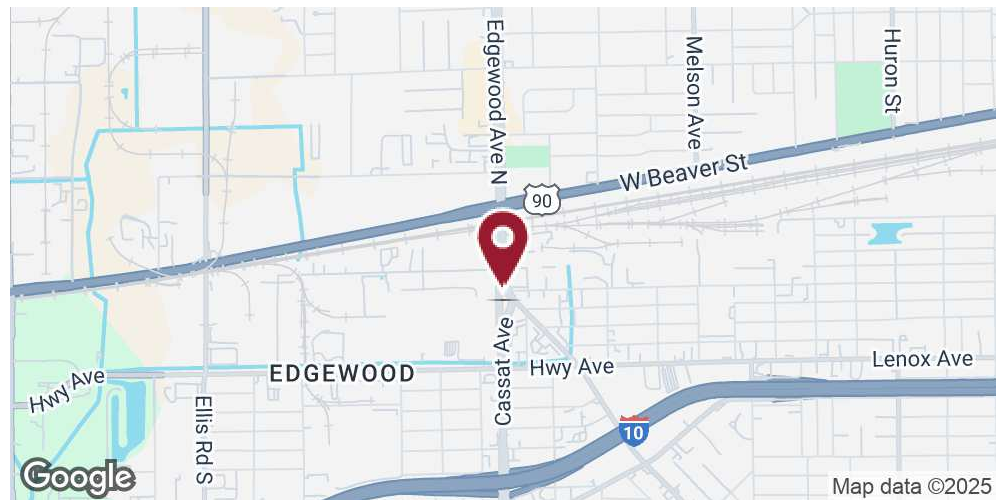
RETAIL PROPERTY FOR LEASE

202 Edgewood Ave S Jacksonville, FL 32254



OFFERING SUMMARY

Lease Rate:	\$5000/month nnn
Building Size:	1,952 SF
Lot Size:	13,064 SF
Year Built:	1988
Zoning:	CCG-2



Stanton Hudmon, CCIM

904.398.1044 / stanton@psrps.com

Pine Street/RPS / 904.398.1044 / 2650-2 Rosselle Street, Jacksonville, FL 32204 / pinestreetrps.com

Information provided is deemed accurate, but subject to errors and/or omissions.



Pine Street / RPS

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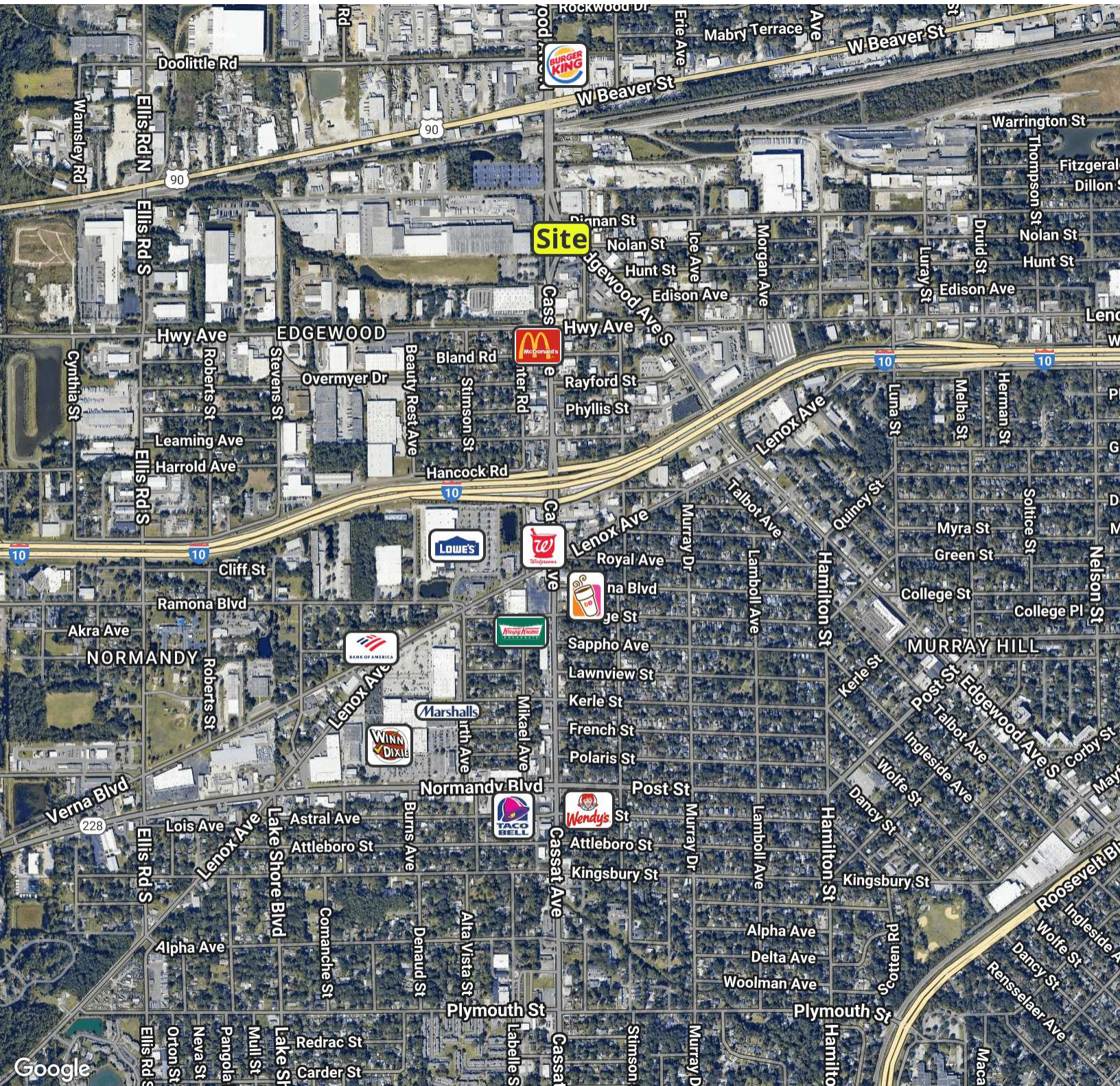
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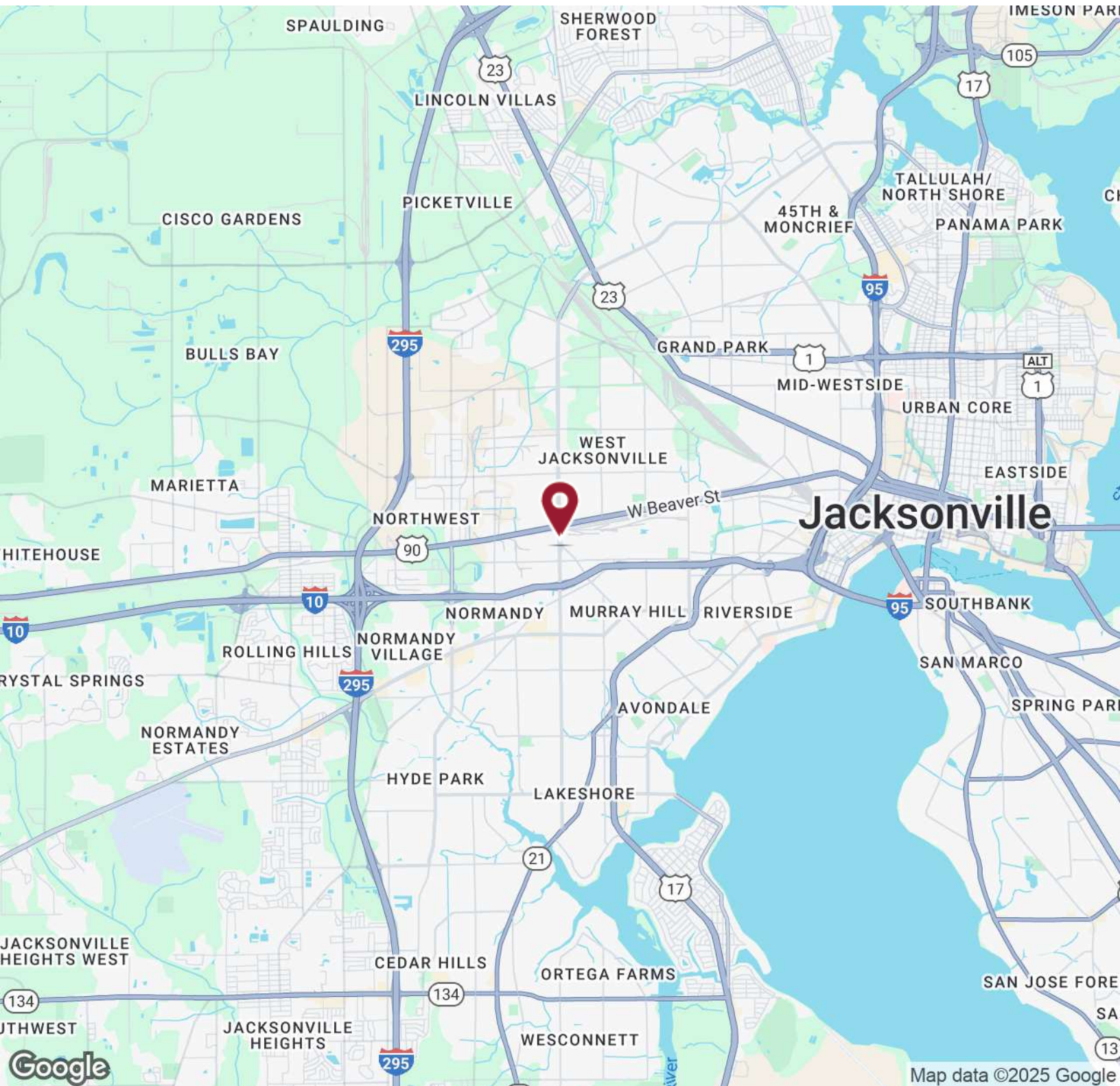
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Pine Street / RPS

Demographic Summary Report

202 Edgewood Ave S, Jacksonville, FL 32254

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **17,986 SF**
 Year Built: **1988**

Total Available: **1,952 SF**
 % Leased: **89.15%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	6,527		73,732		189,790	
2024 Estimate	6,186		69,991		179,759	
2020 Census	5,905		67,457		170,752	
Growth 2024 - 2029	5.51%		5.34%		5.58%	
Growth 2020 - 2024	4.76%		3.76%		5.27%	
2024 Population by Hispanic Origin	492		5,098		12,635	
2024 Population	6,186		69,991		179,759	
White	3,335	53.91%	32,663	46.67%	72,172	40.15%
Black	2,004	32.40%	28,384	40.55%	85,884	47.78%
Am. Indian & Alaskan	7	0.11%	111	0.16%	283	0.16%
Asian	130	2.10%	1,312	1.87%	3,621	2.01%
Hawaiian & Pacific Island	2	0.03%	24	0.03%	60	0.03%
Other	709	11.46%	7,496	10.71%	17,739	9.87%
U.S. Armed Forces	37		315		659	
Households						
2029 Projection	2,754		31,731		78,672	
2024 Estimate	2,608		30,100		74,334	
2020 Census	2,499		29,126		70,322	
Growth 2024 - 2029	5.60%		5.42%		5.84%	
Growth 2020 - 2024	4.36%		3.34%		5.71%	
Owner Occupied	1,439	55.18%	14,223	47.25%	35,031	47.13%
Renter Occupied	1,169	44.82%	15,877	52.75%	39,303	52.87%
2024 Households by HH Income	2,609		30,100		74,333	
Income: <\$25,000	572	21.92%	8,059	26.77%	22,455	30.21%
Income: \$25,000 - \$50,000	883	33.84%	8,242	27.38%	18,818	25.32%
Income: \$50,000 - \$75,000	456	17.48%	5,313	17.65%	12,756	17.16%
Income: \$75,000 - \$100,000	269	10.31%	2,833	9.41%	6,877	9.25%
Income: \$100,000 - \$125,000	201	7.70%	2,065	6.86%	4,732	6.37%
Income: \$125,000 - \$150,000	61	2.34%	1,299	4.32%	3,482	4.68%
Income: \$150,000 - \$200,000	71	2.72%	925	3.07%	2,104	2.83%
Income: \$200,000+	96	3.68%	1,364	4.53%	3,109	4.18%
2024 Avg Household Income	\$63,565		\$65,496		\$63,294	
2024 Med Household Income	\$43,935		\$45,683		\$43,865	

Daytime Employment Report

1 Mile Radius

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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	750	7,402	10
Retail & Wholesale Trade	193	2,069	11
Hospitality & Food Service	32	371	12
Real Estate, Renting, Leasing	28	104	4
Finance & Insurance	45	1,282	28
Information	13	385	30
Scientific & Technology Services	65	345	5
Management of Companies	6	45	8
Health Care & Social Assistance	66	351	5
Educational Services	6	176	29
Public Administration & Sales	2	5	3
Arts, Entertainment, Recreation	11	57	5
Utilities & Waste Management	30	184	6
Construction	78	850	11
Manufacturing	40	652	16
Agriculture, Mining, Fishing	2	8	4
Other Services	133	518	4