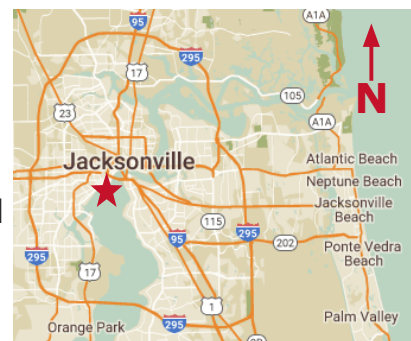


RETAIL FOR LEASE IN RIVERSIDE

2502 Oak Street, Jacksonville, FL 32204



- +/-1,854 SF Free-standing building at signalized intersection of Oak St. and Stockton St.
- **Lease Rate:** \$38.00/SF NNN (NNNs estimated 6.00/SF)
- Zoning: CN - Commercial Neighborhood
- Landlord will deliver vanilla shell or allowance equal to a vanilla shell
- New Facade with insulated roof to allow for open ceiling finish
- On-site parking with 18 surface parking spaces plus street parking
- Located in Jacksonville's highly desirable Riverside submarket, this property is surrounded by the established neighborhoods of Avondale, Five Points, and Murray Hill - known for their walkability, historic character, and vibrant retail corridor
- A dense residential base, balanced mix of renters and homeowners, and a median age in the upper 30's create a consistent and diverse customer base ideal for neighborhood retail and dining
- Located just one block from Ascension St. Vincent's Hospital



2026 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	10,075	83,477	192,695
Average HH Income	\$122,784	\$102,994	\$94,678
Daytime Total Employees	11,660	95,975	164,660



STRATEGIC SITES
Clifford Commercial

For Additional
Information Contact:

Katie Kirchner
katiek@strategicsites.com

OR

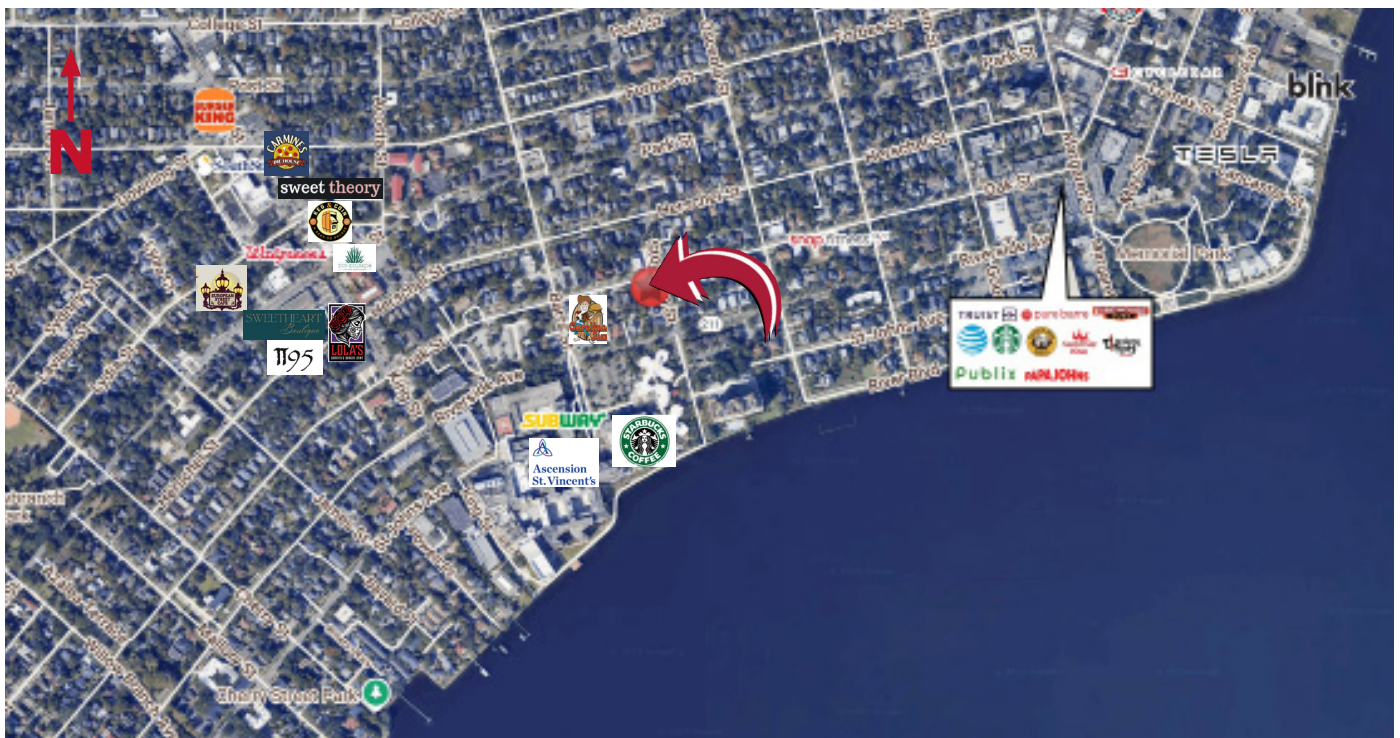
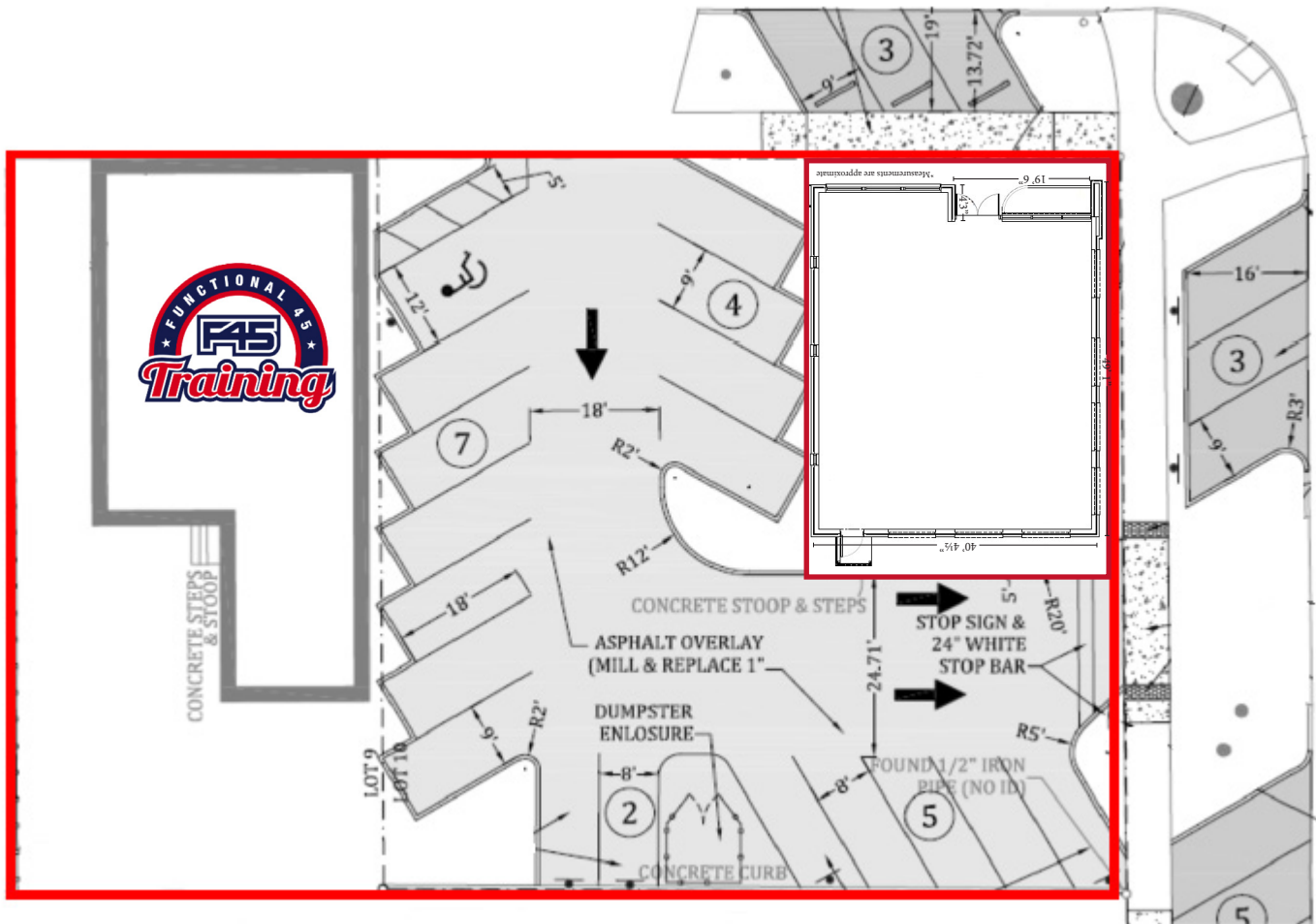
Kate Clifford
kate@strategicsites.com

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

Site Plan & Aerial



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