

# Park & King



THE  
**URBAN** @  
DIVISION





# Property OVERVIEW

2659-2665 Park St

For Lease: \$30.00 PSF + NNN

Availability: 1,983-10,000± SF

**Access and Signalization:** Signalized intersection at Park St & King St



High  
walkability



150+ street parking  
spaces for area retail



Centralized  
location





# Tenant ROSTER

Suite	Tenant	SF
100	Keg & Coin	2,273
200	Kava Jacksonville	1,976
300	Don Eduardo	4,722
400	Available	1,983 - 10,000
500	BOTE	3,890

Park & King is situated in the heart of Riverside's neighborhood retail corridor. This bustling district attracts a diverse mix of merchants, from vintage novelties to unique eateries and local boutiques. Its hip vibe, plus a unique mix of culture and rich history, give Park Street an unrivaled sense of community.

**P/K**



Available  
1,983± SF

Available  
4,150± SF

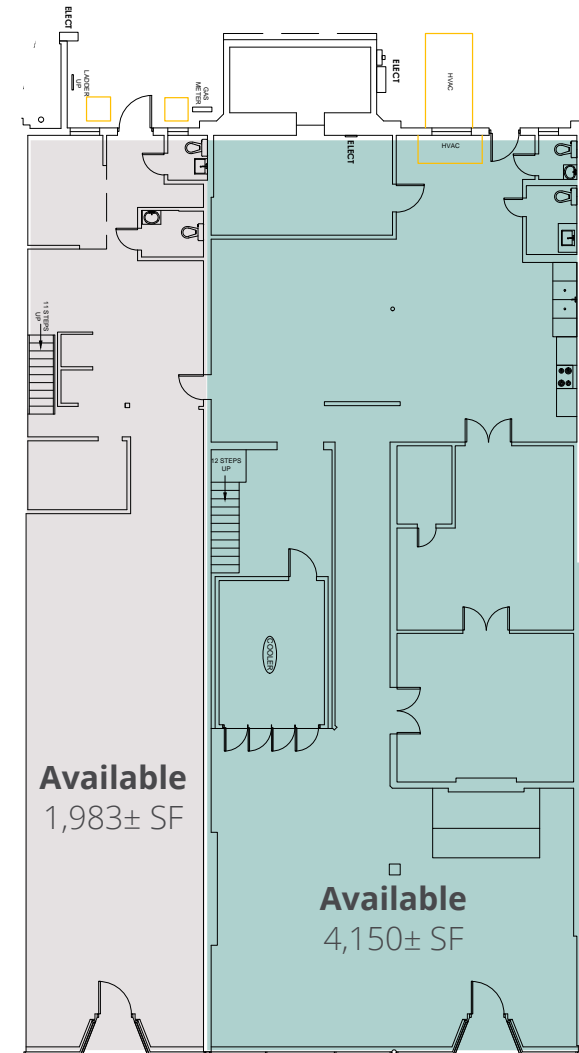
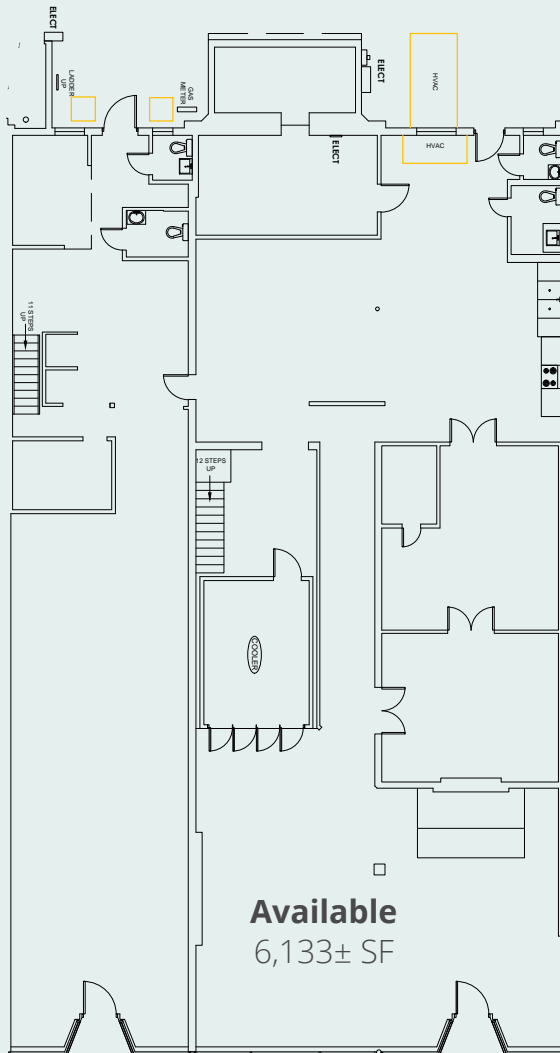


Suite 400

# Floor PLAN



## Full Floor Plan



**Available**  
1,983± SF



# Forbes

#1 best city for job seekers

# FORTUNE

#2 most up-and-coming city  
in America

# Money

5 fortune 1,000 & 4 fortune 500  
companies headquartered in  
Jacksonville

# TIME

top 10 largest city to live in

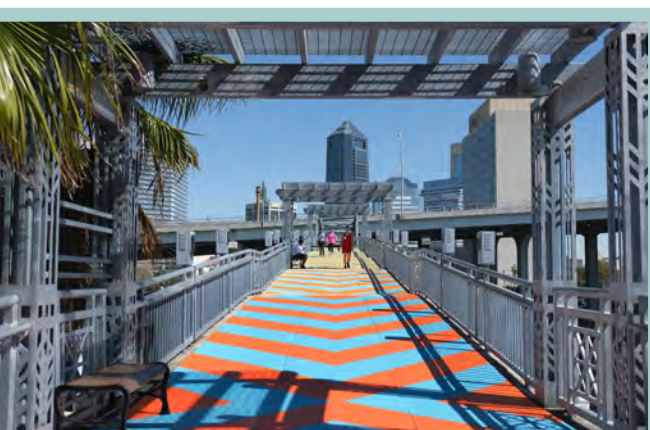




# About THE AREA

Park & King sits on one of the most prominent intersections in Jacksonville's fastest growing neighborhood, Riverside. The 32204 ZIP code has seen a **45% increase** in millennials during the past five years, surpassing any ZIP code in Miami or Orlando. Nationally, 32204 ranks #6 out of the 30 largest cities in the United States, placing **Riverside** among the **top 10 neighborhoods** in the country.

With home prices reaching up to \$5 million, weekly arts and cultural events, and no shortage of green space, residents and visitors alike flock to Riverside for entertainment, food and relaxation. The Riverside neighborhood combines a **true live-work-play destination** by offering easy access to many local shopping and dining experiences.

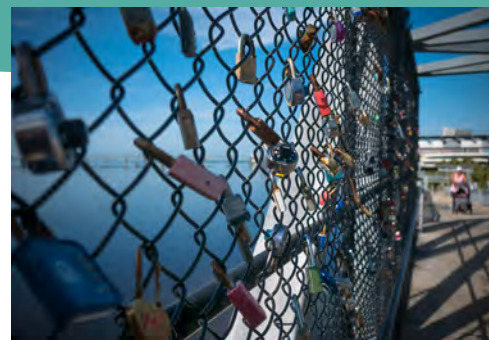
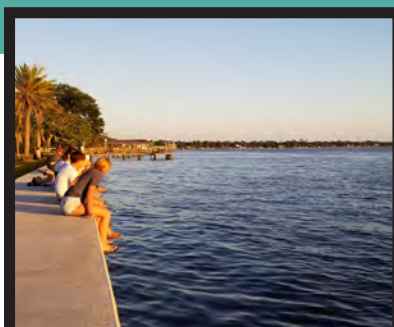


## demographics

	1 mile	3 miles
Population (2024)	12,400	78,635
Daytime population (2024)	20,413	161,113
Average household income (2024)	\$110,390	\$85,499

## trade area

- I-10 | 4 min away | 129,000± AADT
- I-95 | 4 min away | 182,000± AADT
- Route 17 | 2 min away | 59,500± AADT
- Riverside Ave | 1 min away | 13,000± AADT
- Park Street | property adjacent | 9,100± AADT





# Area RETAIL



Prime Osborn  
Convention Center

## BROOKLYN RETAIL



## FIVE POINTS RETAIL



Cummer Museum

## RIVERSIDE RETAIL



## DOWNTOWN RETAIL



## SPRINGFIELD RETAIL



Armada Stadium

Vystar Veterans  
Memorial Arena

Jax Fairgrounds

121 Financial  
Ballpark

TIAA Bank Field

HYATT

FOUR SEASONS

M.O.S.H.

## SOUTHBANK RETAIL



## SAN MARCO RETAIL



## SAN MARCO SQUARE RETAIL



10

10

1A

17



95

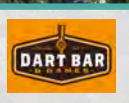


# King Street RETAIL

P/K

Park Street & King Street  
feature more than 150 street  
parking spaces for area retail

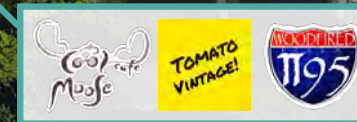
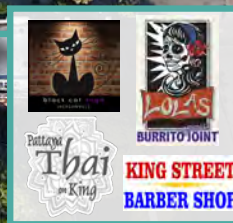
sweet theory



King Street

Walgreens

Park Street





# Park & King



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