



RIVERSIDE

1604 MARGARET ST, JACKSONVILLE, FL
32204 CLASS "A" COMMERCIAL REAL ESTATE





RIVERSIDE

LAUNCH YOUR BUSINESS INTO THE HEART OF JACKSONVILLE'S OLDEST AND TRENDIEST NEIGHBORHOOD, FIVE POINTS-RIVERSIDE. MAGNIFICENT PARKS AND WORLD CLASS MUSEUMS ARE A SHORT WALK FROM THIS LANDMARK BUILDING ORIGINALLY BUILT ALMOST A CENTURY AGO. IMMERSE YOUR COMPANY AMONG THE CITY'S MOST FASHIONABLE DINING AND SHOPPING VENUES IN THIS HISTORIC AND ARCHITECTURALLY DIVERSE COMMUNITY.

DISCLAIMER: Information and or imagery included is not warranted to be current or correct. Readers should independently verify the information included and conduct an appropriate level of due diligence prior to entering into any transaction or agreement. This is for Illustration purposes only and final product is subject to change.

SITE PLAN - DETAILS

BUILDING SIZE: APPROX 4,565 SSQ FT

PROPERTY SUBTYPE: BANK

ZONED: CCG1

KEY HIGHLIGHTS

- Two Lane Drive Thru
- Pylon Sign
- Easy Access to Parking Spaces



ROOF TOP

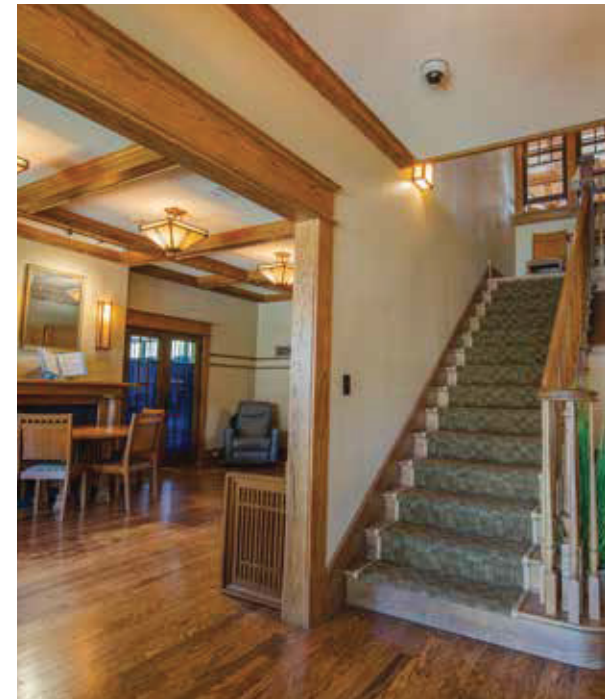
DRIVE THRU

CORNER EXPOSURE

OUTDOOR PATIO SEATING

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2022 ESTIMATED DEMOGRAPHICS

Five Points, strategically located in the Riverside area is an artistic and hip residential neighborhood known for its lively cluster of vintage shops and eccentric eateries.

AVERAGE AGE
34.2



AVG HH INCOME
\$47,447



POPULATION
7,629



VEHICLES PER DAY
3,100

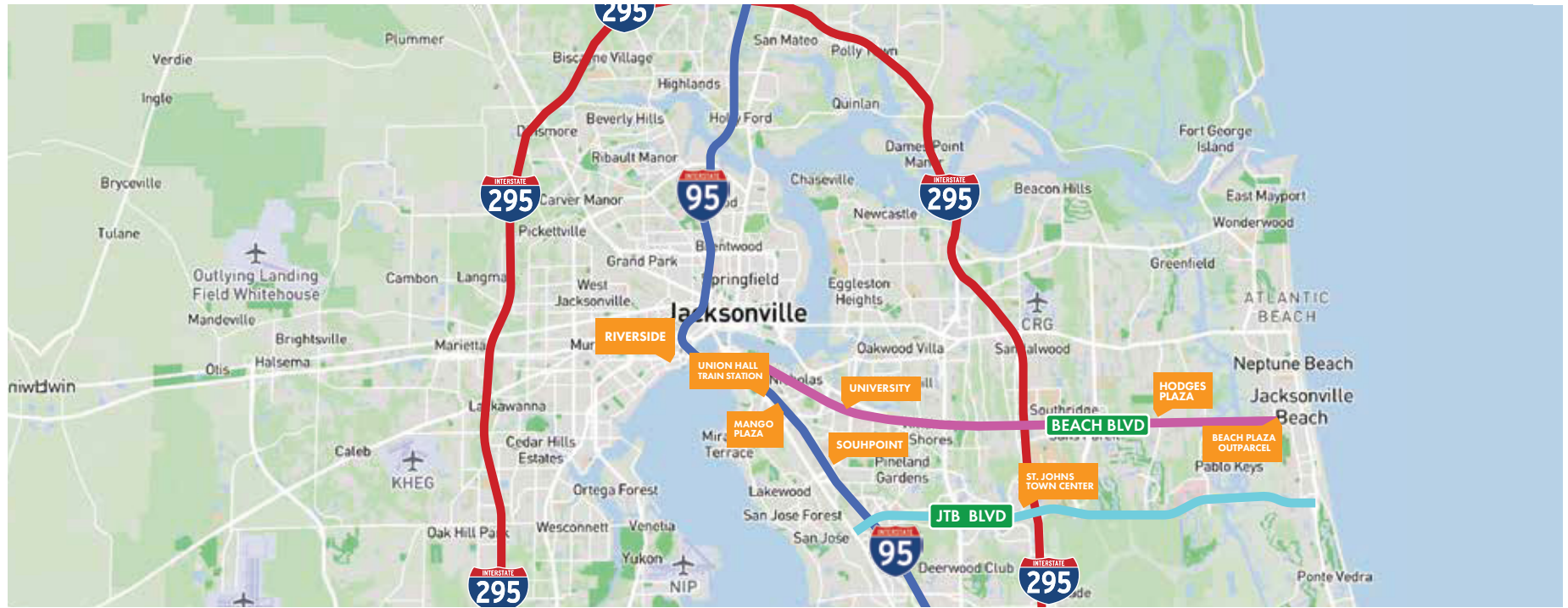


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Five Points, is strategically located in the Riverside area, is an artistic and hip residential neighborhood known for its lively cluster of vintage shops and eccentric eateries.

- 5 POINTS VINTAGE
- 904 TACO
- AL'S PIZZA
- ALEWIFE BOTTLESHOP & TASTING ROOM
- ANOTHER BROKEN EGG CAFE
- AT&T
- BAKERY RIBAUPT
- BIGGIE'S PIZZA
- BIRDIE'S
- BOGER'S SHOES
- BOLD BEAN
- BREW 5 POINTS
- BURGER KING
- CARMINE'S PIE HOUSE
- CHASE MORTGAGE
- COOL MOOSE CAFE
- CRANE RAMEN
- CUMMER MUSEUM
- DAUGHTER'S FLOWER SHOP
- EINSTEIN BROS. BAGELS
- ESCAPE RESTAURANT & BAR
- EUROPEAN STREET CAFE
- FIREHOUSE SUBS
- GRASS ROOTS NATURAL MARKET
- JAZZY'S RESTAURANT & LOUNGE
- JIMMY JOHN'S
- KAIKA TEPPANYAKI ASIAN FUSION
- KICKBACK'S GASTROPUB
- KEG & COIN
- LOLA'S BURRITO & BURGER JOINT
- MIDNIGHT SUNS IMPORTS
- MIXED FILLINGS PIE SHOP
- MOTION SWEETS
- NACHO TACIO
- PANDA HOUSE
- POKE BOWL SALAD
- ROOT DOWN
- SAKE HOUSE
- SMOOTHIE KING
- SOUTHERN ROOTS FILLING STATION
- S&R DIM SUM
- SWEETFROG
- SWEET THEORY
- SURTERRA WELLNESS
- TAQUERIA CINCO
- THE BREAD & BOARD
- THE MOSSFIRE GRILL
- TIJUANA FLATS
- TOSSGREEN
- WALGREENS
- WALL STREET LOUNGE
- WENDY'S



RESIDENTIAL DEVELOPERS

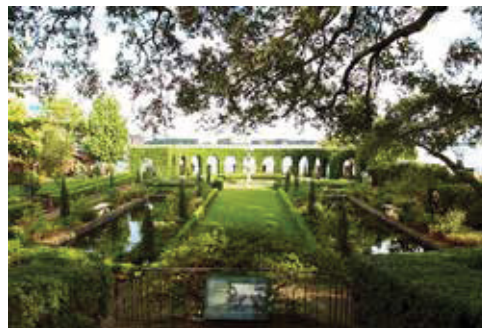
1	San Marco Promenade	Open
2	The Exchange and Barlow	Open
3	Park Place at San Marco	Under Construction
4	1230 Hendricks Ave	Proposed
5	SOBA	Open
6	The District	Open
7	Broadstone River House	Open
8	The Southerly at Southbank	Under Construction
9	Ambassador Hotel & La Quinta Inn & Suites	Under Construction
10	The Residences at Barnett	Open
11	Hyatt Place Lofts at Jefferson Station	Open
12	Lofts at LaVilla	Open
13		Development Opportunity
14	Florida Times Union	Open
15	Vista Brooklyn Lofts at Brooklyn	Open
16		Under Construction Open
17	Residence Inn Brooklyn	
18	Bishop Gate	

COMMERCIAL ~ MIXED USE DEVELOPERS

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WHY RIVERSIDE

Listed in the National Registry of Historic Places, Riverside is one of Jacksonville's oldest and coolest neighborhoods. Voted as one of the country's top 10 Great Neighborhoods, Riverside & Avondale have a unique mix of history, culture, charm, and modern design. This is a hip part of town with a young population. Million dollar waterfront homes and upscale apartment buildings are the norm, but there is nothing pretentious about the area, instead the vibe here is that of community, urban living, and keeping it local. The world-class Cummer Museum of Art and Gardens is also located in the Riverside neighborhood.

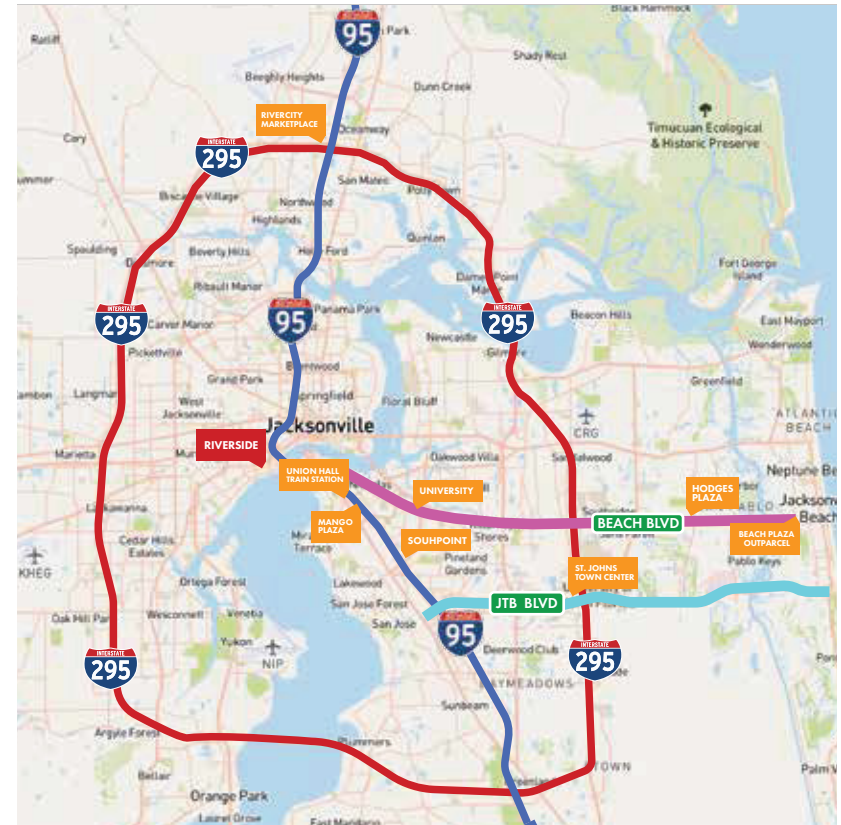


ASHCO, INC.

ASHCO has been family owned and operated for over 50 years in Jacksonville, Florida.

We are a hands-on company who is always accessible and responsive to the tenants we serve. Our direct involvement and attention to detail has built our reputation for excellence as a developer and landlord. Focused on the marketplace and our tenant's success, ASHCO builds strong relationships with tenants, suppliers, and employees. By creating our own unique designs and construction, we are assured of quality properties with lower long-term operating costs.

ASHCO targets high-demand locations in both new-growth areas as well as established neighborhoods to capitalize on emerging trends and marketplace demographics. We strive to work in collaboration with our tenants and the community, holding great value in lasting relationships. The success of ASHCO tenants is a direct reflection of ASHCO as a company.



ASHCO, INC.

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