



brooklyn
RETAIL
redevelopment

260 Park Street | Jacksonville, FL 32204

CBRE

brooklyn RETAIL redevelopment

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Property Highlights

- » The property is located in the growing entertainment and arts district of Jacksonville.
- » Formerly Pennock Floral, the building is boasting with character.
- » 0.9 miles from the Riverside Arts Market, which yields 4,000 patrons every Saturday throughout the year.
- » Close to Riverside and Downtown with easy access to Interstate 95 and Interstate 10 from Forest Street.

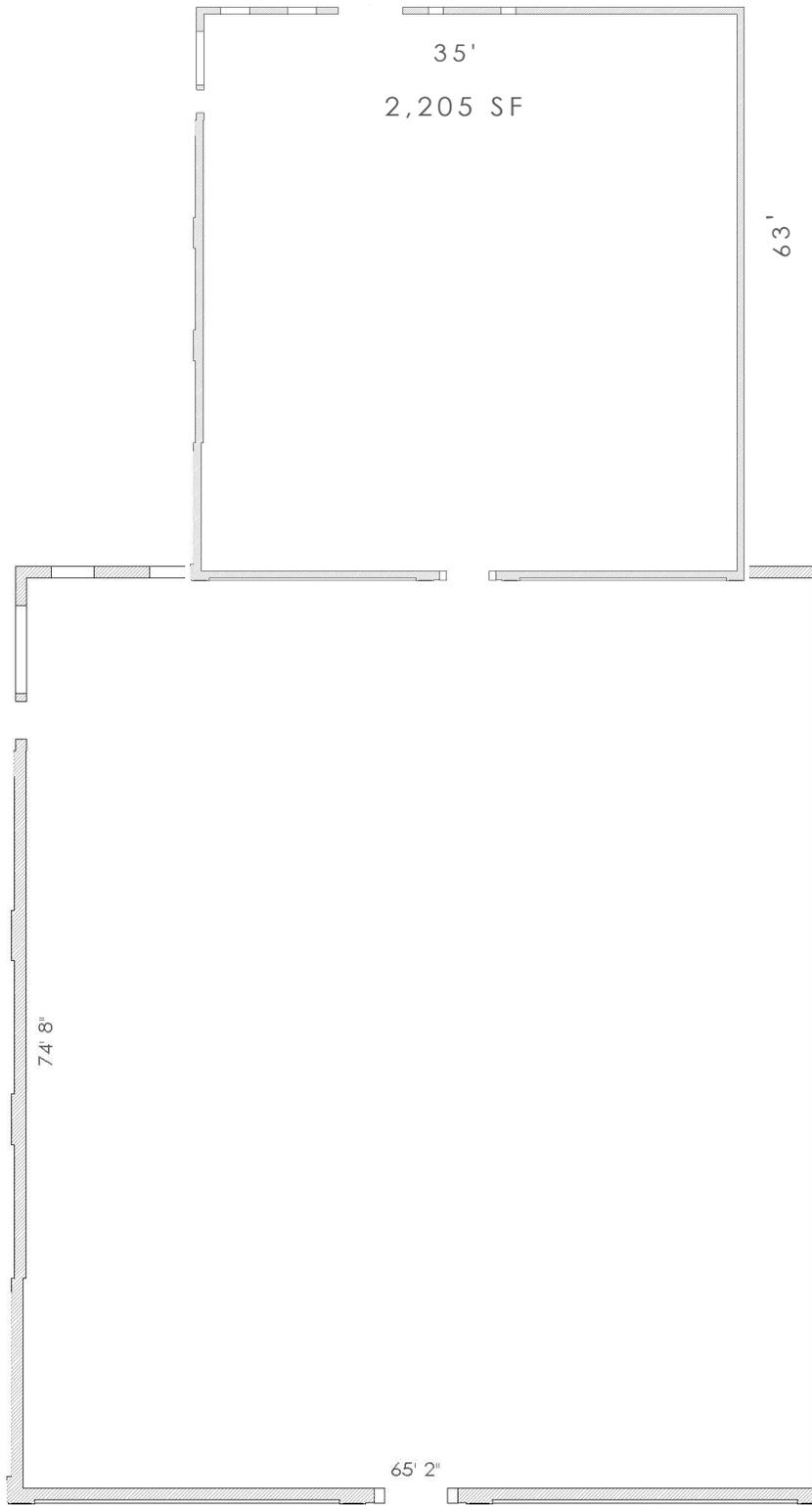


Floor Plan

7,080 SF*

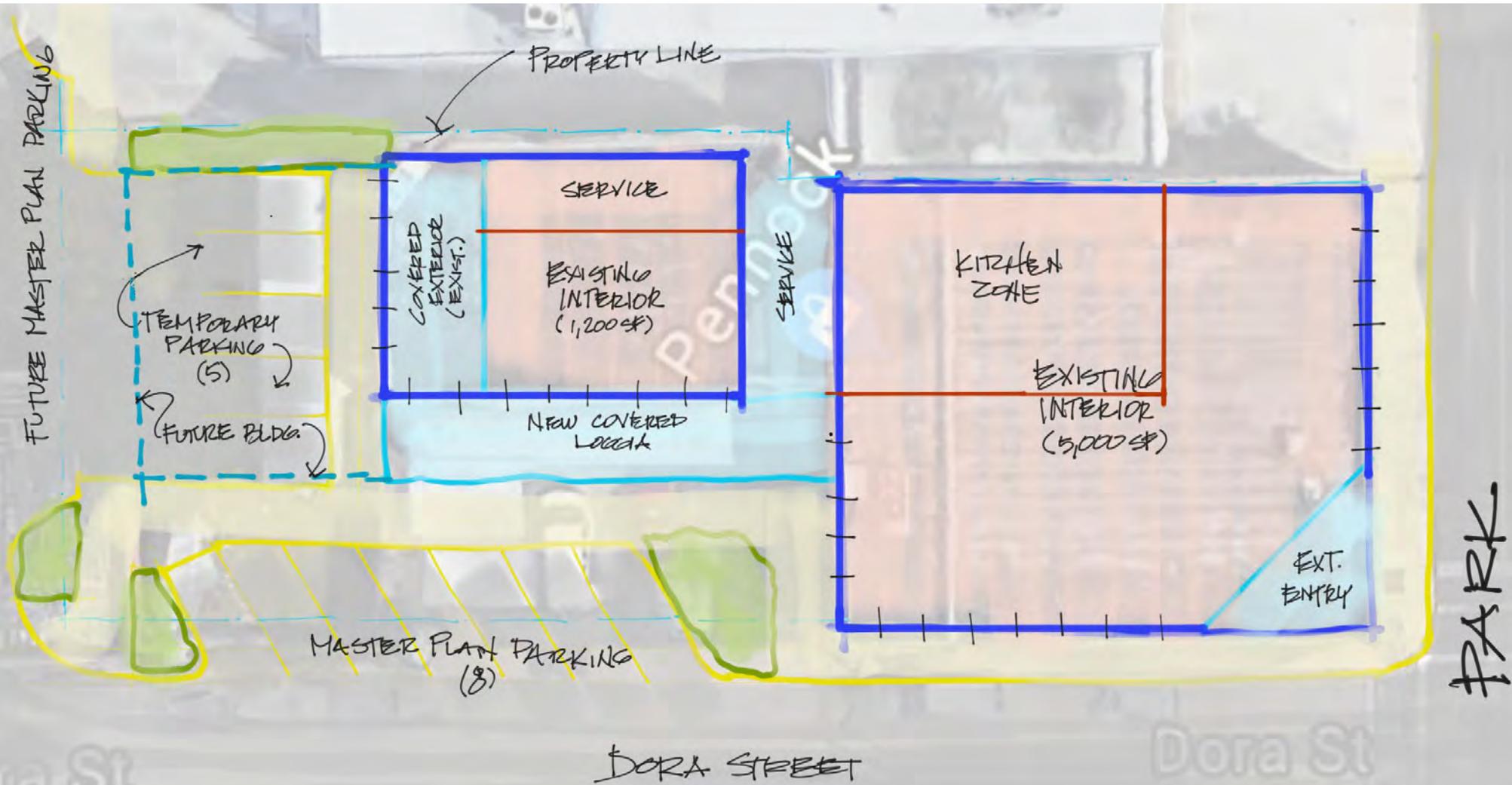
*square footage
to be verified

Dora Street



Park Street

ZONE CONCEPT



RETAIL MARKETPLACE

GROCERY STORES
\$78.1M SALES

FOOD SERVICES AND DRINKING
PLACES
\$42.2M SALES

SERVING A TRADE
AREA OFFERING
TREMENDOUS BUYING
POWER AND STRONG
DEMOGRAPHICS.

	1 Mile	3 Miles	5 Miles
Population	4,318	80,860	181,277
Daytime Population	44,541	122,002	179,036
2010-2017 Annual Pop. Growth	1.73%	0.29%	0.38%
Median age	46.2	38.4	38.7
Average Household Income	\$59,141	\$52,485	\$54,090
Average Household Values	\$235,595	\$194,737	\$193,347

2017 ESTIMATED
DEMOGRAPHICS

PROPERTY AERIAL

Looking East



FUTURE BREWERY & RESTAURANT

Downtown Jacksonville

THE BROOKLYN RIVERSIDE
318 MF UNITS



220 RIVERSIDE
294 MF UNITS



SUBJECT

St. Johns River

RIVERSIDE AVE

PARK STREET

DORA STREET

PROPERTY AERIAL

Looking Northeast



FUTURE BREWERY & RESTAURANT

PRIME OSBORN CONVENTION CENTER

LOFTS AT LAVILLA
130 MF UNITS

THE BROOKLYN RIVERSIDE
318 MF UNITS

THE FRESH MARKET

ZOËS KITCHEN

drybar
MARILYN MONROE spas

BURGERFLI
BURRITO GALLERY

220 RIVERSIDE
294 MF UNITS

SUBJECT

DORA STREET

PARK STREET

RIVERSIDE AVE

95

PROPERTY AERIALS

LOOKING SOUTHEAST



LOOKING NORTHWEST



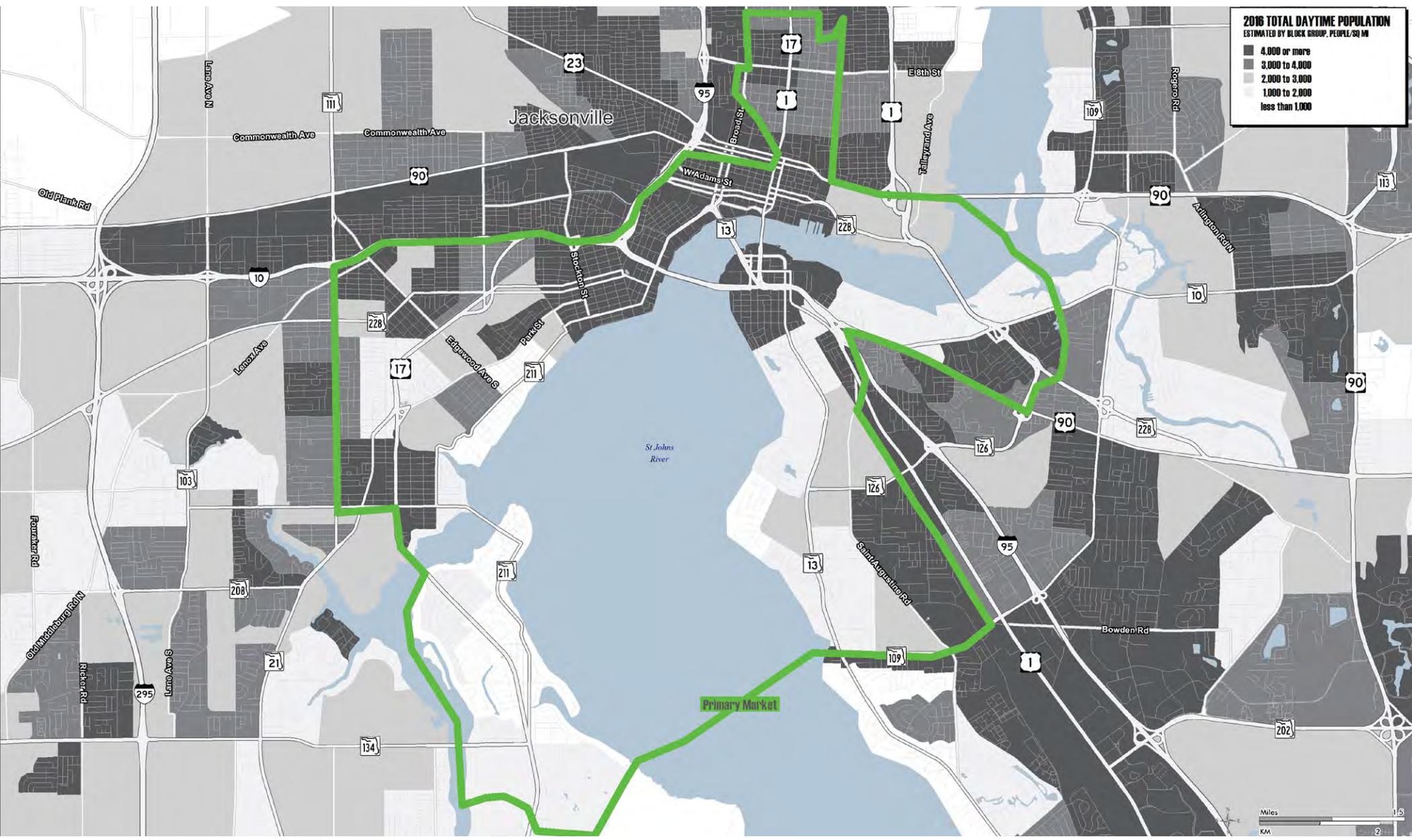
LOOKING SOUTHWEST



PROPERTY AERIAL



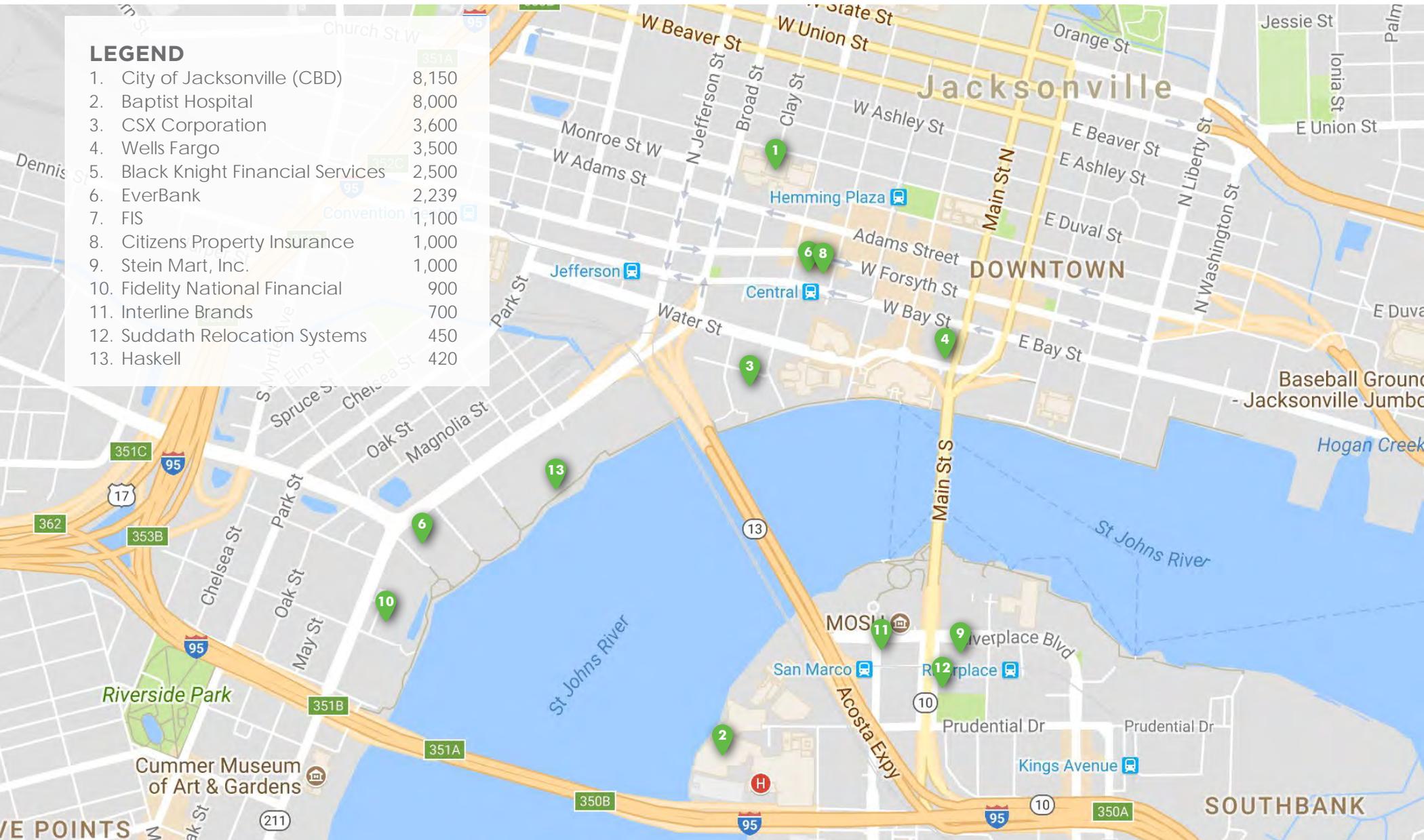
DAYTIME POPULATION



TOP EMPLOYERS

LEGEND

1. City of Jacksonville (CBD)	8,150
2. Baptist Hospital	8,000
3. CSX Corporation	3,600
4. Wells Fargo	3,500
5. Black Knight Financial Services	2,500
6. EverBank	2,239
7. FIS	1,100
8. Citizens Property Insurance	1,000
9. Stein Mart, Inc.	1,000
10. Fidelity National Financial	900
11. Interline Brands	700
12. Suddath Relocation Systems	450
13. Haskell	420



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PRESENTED BY

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