

1604 MARGARET ST, JACKSONVILLE, FL 32204

RIVERSIDE



CLASS "A" COMMERCIAL REAL ESTATE

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ASHCO, INC.

RIVERSIDE

1604 MARGARET STREET,
JACKSONVILLE, FL 32204

Establish your business in the heart of Jacksonville's oldest and trendiest neighborhood, Five Points-Riverside. This landmark building, constructed nearly a century ago, offers a prime location just steps away from stunning parks and world-class museums. Surround your company with the city's most fashionable dining and shopping spots in this historic and architecturally diverse community.

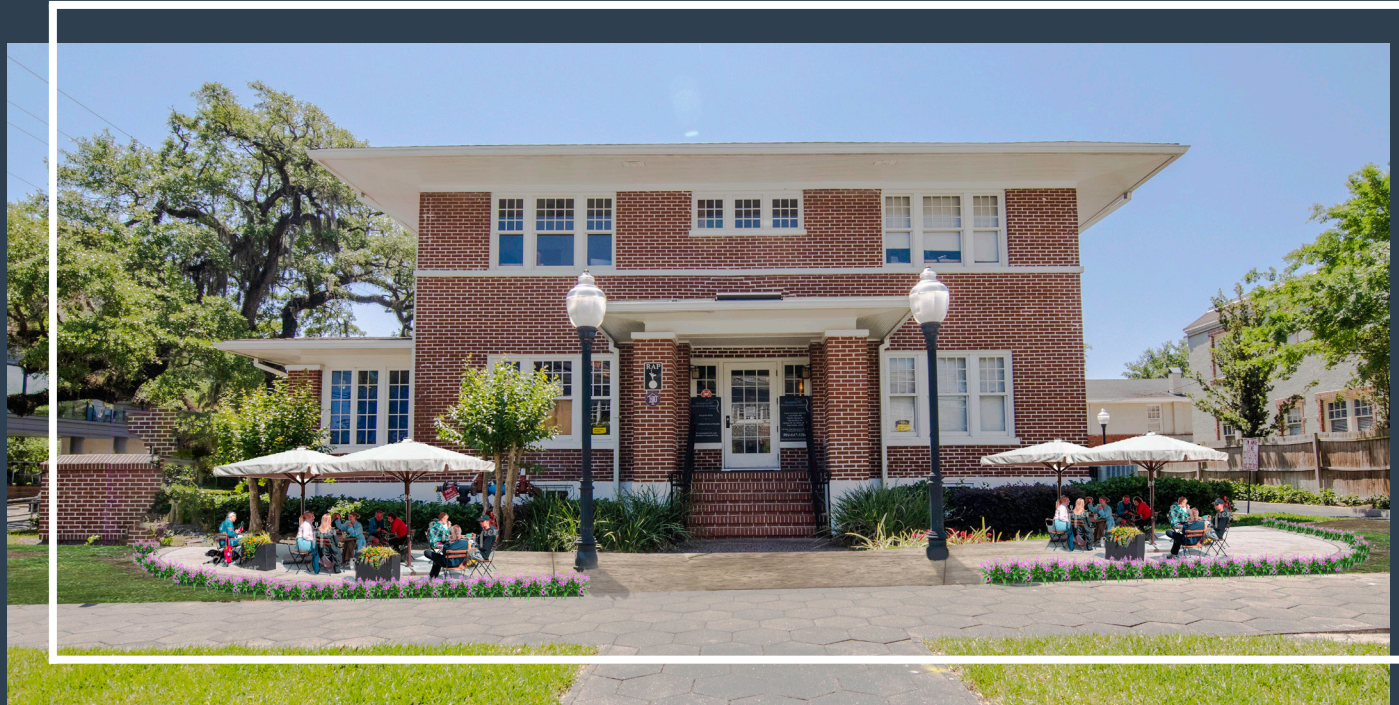


ASHCO, INC.

LEASING

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info@ashco-inc.com



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DEMOGRAPHICS

2023 ESTIMATED DEMOGRAPHICS
5-MILE RADIUS



POPULATION
203,240



MEDIAN AGE
37



AVG HOUSEHOLD
INCOME

\$65,282



TRAFFIC
VOLUME

39,849



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NEIGHBORHOOD

Five Points, nestled in the Riverside area, is a vibrant residential neighborhood celebrated for its eclectic mix of vintage shops and unique eateries. Known for its artistic flair, this trendy locale is a popular destination for those seeking a lively atmosphere with a touch of the unconventional.

- 5 POINTS VINTAGE
- 904 TACO
- AL'S PIZZA
- ALEWIFE BOTTLESHOP & TASTING ROOM
- ANOTHER BROKEN EGG CAFE
- AT&T
- BAKERY RIBAUTL
- 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
- KICKBACKS GASTOPUB
- 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



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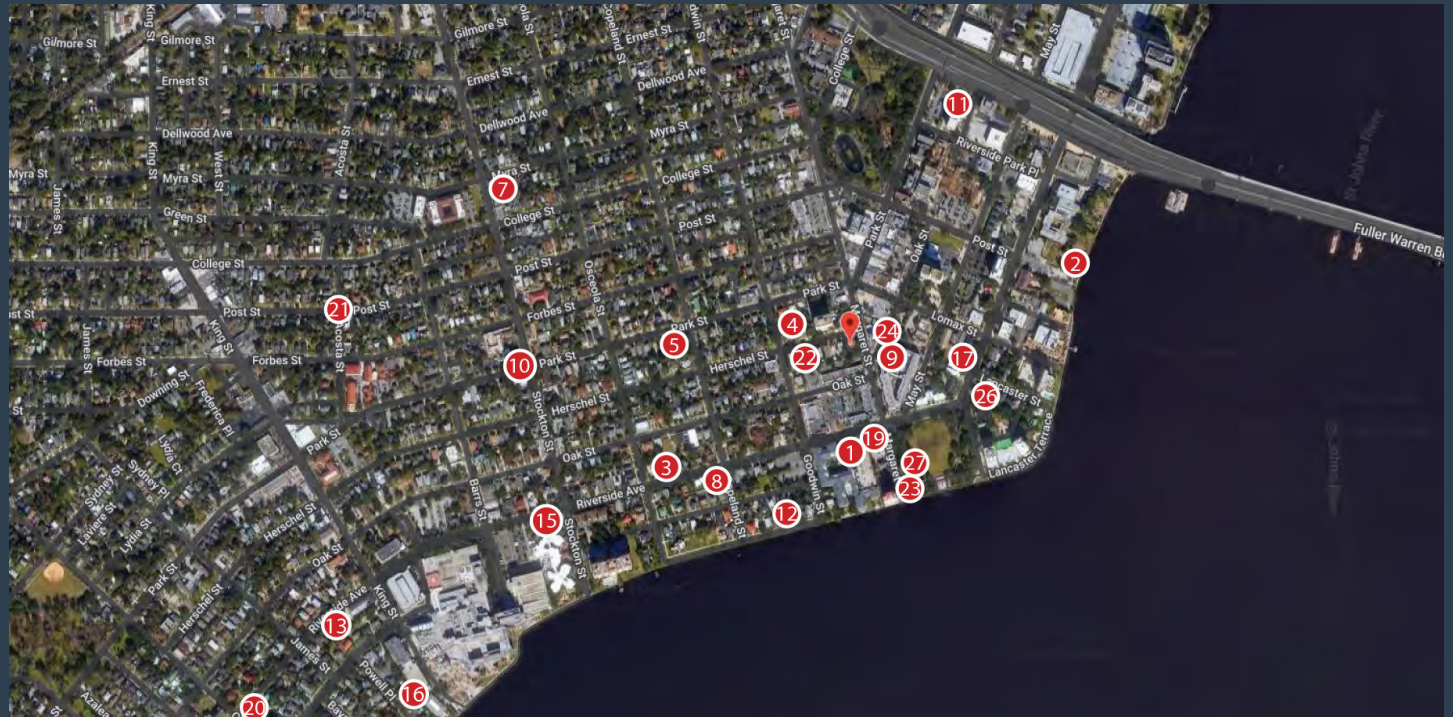
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RESIDENTIAL

Riverside is home to a range of housing options, from historic single-family homes and bungalows to contemporary apartments and condominiums. The area is renowned for its eclectic vibe, with a thriving arts scene, trendy shops, cafes, and restaurants. Residents enjoy close proximity to the St. Johns River, parks, and cultural attractions, making Riverside a sought-after location for those seeking a dynamic urban lifestyle with a touch of old-world charm.



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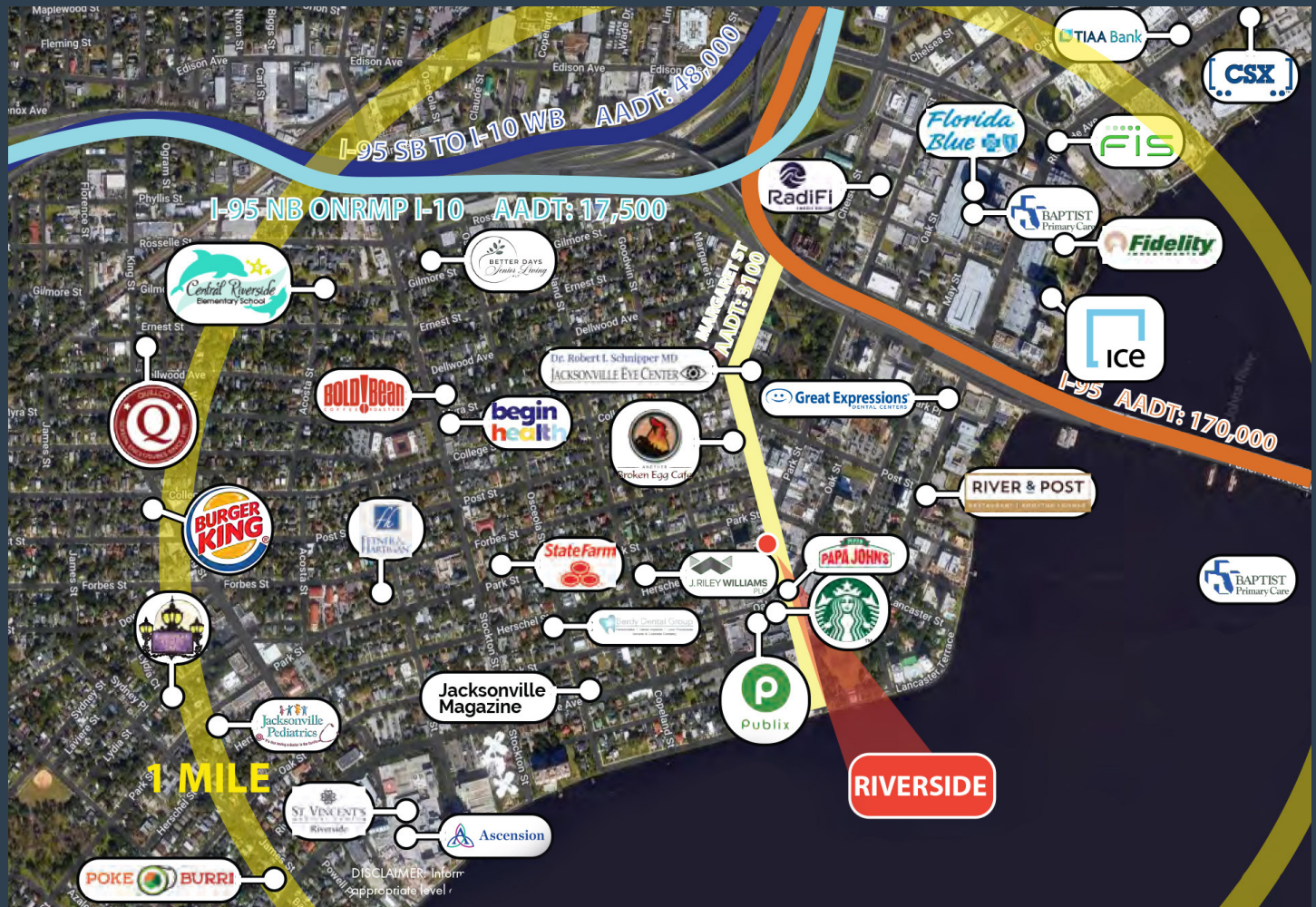
1	Bell Riverside Apartments	257 Units
2	2 Riverside St. Johns	125 Units
3	The Osceola	12 Units
4	The Meurice Apartments	12 Units
5	The Lucerne	8 Units
6	220 Riverside	294 Units
7	Marybuilt Apartments	6 Units
8	Fenimore Apartments	6 Units
9	9 The Charron	4 Units
10	Park Manor Apartments	14 Units
11	Riverside Park Apartments	90 Units
12	Montague Place Apartments	6 Units
13	Riverside Court Apartments	17 Units
14	Vista Brooklyn	308 Units

15	Celena Apartments	4 Units
16	Riviera Park Apartments	131 Units
17	The Napier	4 Units
18	The Brooklyn Riverside Apartments	310 Units
19	Villas of St Johns	400 Units
20	Willowbranch Apartments	2 Units
21	Anna Court Apartments	12 Units
22	Chelsea-Riverside Condo	20 Units
23	Park Lane Condo	34 Units
24	1661 Riverside	90 Units
25	Lofts at Brooklyn	133 Units
26	558 Lancaster St	4 Units
27	Broadview Towers Inc	157 Units

EMPLOYERS

Jacksonville, Florida, hosts a diverse range of employers from various industries, including healthcare, finance, logistics, and government. Here's a list of some of the top employers in Jacksonville:

Employer	Business	Employees	Distance	Employer	Business	Employees	Distance
	Baptist Health	6,335	5 mins		TIAA Bank	2,362	3 mins
	Fidelity Investments	4,117	4 mins		Florida Blue	1,008	3 mins
	Intercontinental Exchange	2,536	3 mins		CSX Corporation	800	4 mins



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WHY RIVERSIDE

Listed in the National Register of Historic Places, Riverside is one of Jacksonville's oldest and coolest neighborhoods. Voted one of the country's top Great Neighborhoods, Riverside and Avondale offer 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 common, yet the area feels unpretentious. The vibe here is one of community, urban living, and supporting local businesses. Riverside is also home to the world-class Cummer Museum of Art and Gardens, adding to its cultural appeal.



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ABOUT ASHCO

Real estate is about more than buildings for us; it's about helping business owners achieve their dreams of a prime location where clients feel welcome and eager to visit. It's about connecting real estate with local communities.

For over 50 years, Ashco has used innovative architectural design and strategic locations to positively impact neighborhoods and enhance the lives of those who interact with our spaces. We work exclusively with our tenants to build unique and inviting retail environments, shaping the future of retail together.



Ashco Board is proud to support the following organizations



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ABOUT JACKSONVILLE



83,700 working adults.



220 days of sunshine.



38 median age.



28 countries represented through companies in the region.



25 minutes average commute time is less than other major U.S. cities.



No taxes on corporate franchises inventory foreign, or personal income.



#1 school district in Florida. The Florida Department of Education has ranked St. Johns County the top school district in Florida for nine years in a row.



Experience any lifestyle. Our region provides nearly every lifestyle imaginable – beach living, vibrant downtown, amenity-filled suburbs, rural farming, and quaint historic Main Streets – helping Jacksonville to be ranked one of the country's "super cool" cities by Expedia.



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Home to fortune 500 headquarters, thriving business, and startups, Jacksonville is growing twice as fast as the rest of the nation and is ranked #7 Best City Job for Seekers by Money Magazine.

Our region is a great place to experience a spectacular climate, excellent quality of life, wonderful outdoor recreational opportunities, and abundant sports, arts, and cultural amenities. In Jacksonville, the possibilities are endless.

Source: <https://jaxusa.org/why-jax/area-overview>

TOP EMPLOYERS THE JAX REGION

