

RESTAURANT/RETAIL  
FOR LEASE

# Brooklyn Place

NWC Riverside Ave. and Leila St., Jacksonville, FL 32202



- Prime +/-4,348 SF end cap with patio
- New construction in the heart of Brooklyn/Riverside
- Co-Tenants include: Chipotle, Chop Barbershop and Bento Asian Kitchen
- Building fronts the Brooklyn Station anchored by The Fresh Market
- Great visibility with 29,000 AADT
- The immediate market includes significant employment centers such as Fidelity, TIAA Bank, CSX, Florida Blue and The Times Union
- Convenient to the Duval County Courthouse
- Substantial medical in the area with Baptist Medical Center, Baptist MD Anderson, Wolfson and Nemours Children’s facilities and over 100 individual physicians offices within a one mile radius

2020 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	5,082	85,340	195,488
Average HH Income	\$66,163	\$60,507	\$59,776
Daytime Total Employees	61,050	120,728	186,375

For Additional  
Information Contact:

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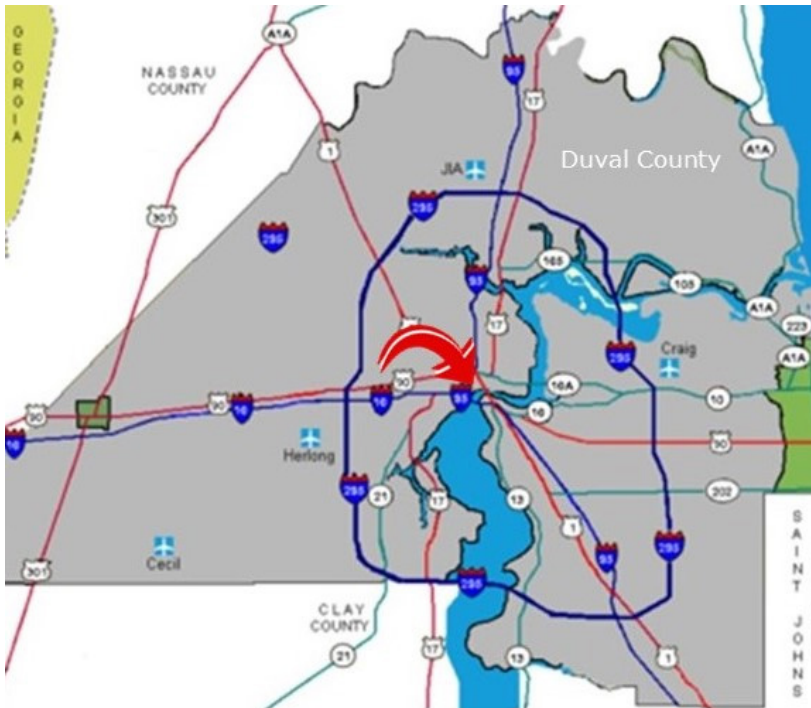


422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

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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



Space	Tenant	Square Feet
Unit 1	Chipotle	+/- 2,500 SF
Unit 2	Chop Barbershop	+/- 1,520 SF
Unit 3	Bento Asian Kitchen	+/- 2,650 SF
Unit 4	Available	+/- 4,348 SF

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# Aerial



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