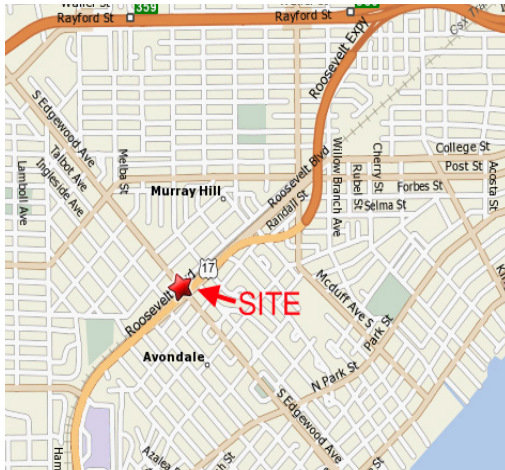


Edgewood Avenue Square



1198 Edgewood Avenue South, Jacksonville, FL 32205

LOCATION ZONE: WESTSIDE/ORANGE PARK



“Main Street” feel

Close to historic Avondale and Murray Hill neighborhoods

TENANTS

- Stout Snug
- Wok N’ Roll



LEASING CONTACT

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SLEIMAN

1 Sleiman Parkway
Jacksonville, FL 32216

904-731-8806

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	14,968	69,129	185,583
2023 Population Projected	16,229 1.7%	75,471 1.8%	201,701 1.7%
Income	\$68,872	\$61,137	\$59,348
Households	7,461	31,432	78,735
Median Age	38.0	36.4	37.6

Edgewood Avenue Square

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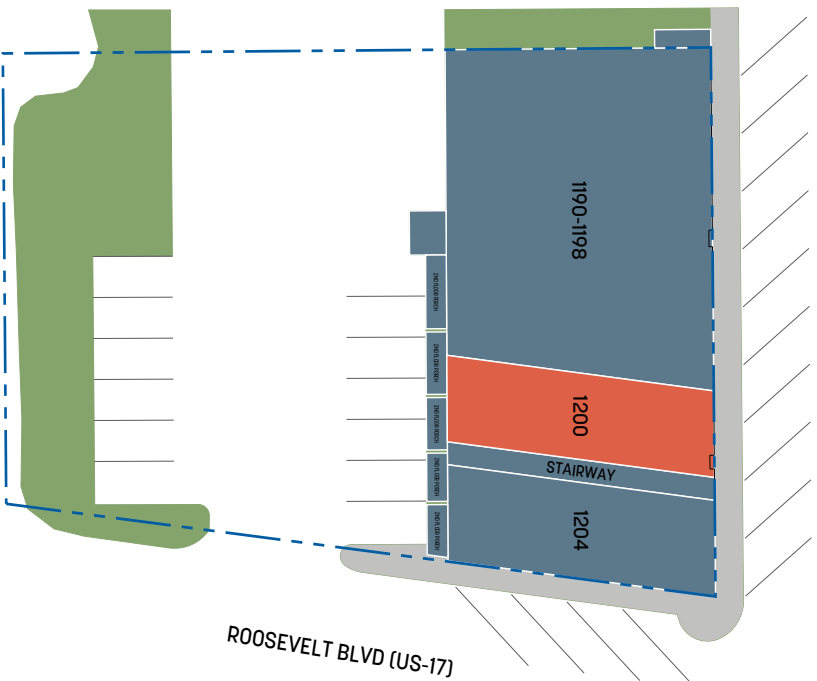
LOCATION ZONE: Westside/Orange Park



EDGEWOOD AVENUE



TRAFFIC LIGHT



SITE SUMMARY

TENANT	ADDRESS	SIZE
STOUT SNUG	1190-1198	3,948 sf
AVAILABLE (19' x 62')	1200	1,160 sf
WORK IN ROLL	1204	1275 sf

This site plan is presented solely for the purpose of identifying the approximate location and size of the building presently contemplated by the owner. Building sizes, site dimensions, access and parking areas, existing tenant locations and identities are subject to changes without notice and at the owner's discretion. Unit numbers as indicated are not necessarily the actual suite number and are intended for use as reference only.

07/12/2019

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