

**1171 Edgewood Avenue
Jacksonville, FL**

**OWNER FINANCING
(to qualified buyer)**

Multi-tenant retail building
(3 bays) in "the heart of
Murray Hill"

Building Size: 7304 ± sf
Consisting of a 4719± sf built-out
restaurant space in excellent
condition, plus a 1426± sf space
formerly a Japanese/Sushi
Restaurant and a 1284± sf
Gift shop (currently rented)

Lot Size: 36,194 ± sf

Utilities: City Water & Sewer

Zoning: CCG-1
(back lot RLD-G)

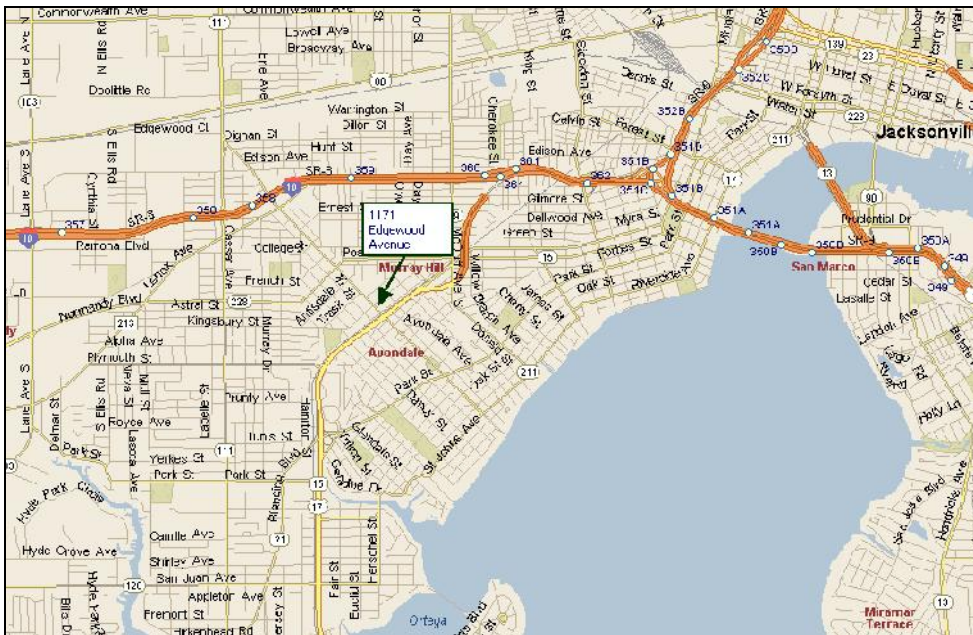
Sale Price: \$425,000

Lease: \$16.00 per sf, gross



*Information provided is deemed to be accurate,
but is subject to errors and/or omissions.*

3 Unit Retail Building For Sale



Demographics	1 Mile	3 Mile	5 Mile
2009 Total Population:	16,356	74,009	194,276
Average Age:	38.40	37.50	37.70
Median Household Inc:	\$44,634	\$40,126	\$38,679
Employees:	3300	59,226	162,350

For More Information:

Stanton Hudmon, CCIM or Mark Wainwright

Pine Street/RPS, LLC

Office: 904.398.1044

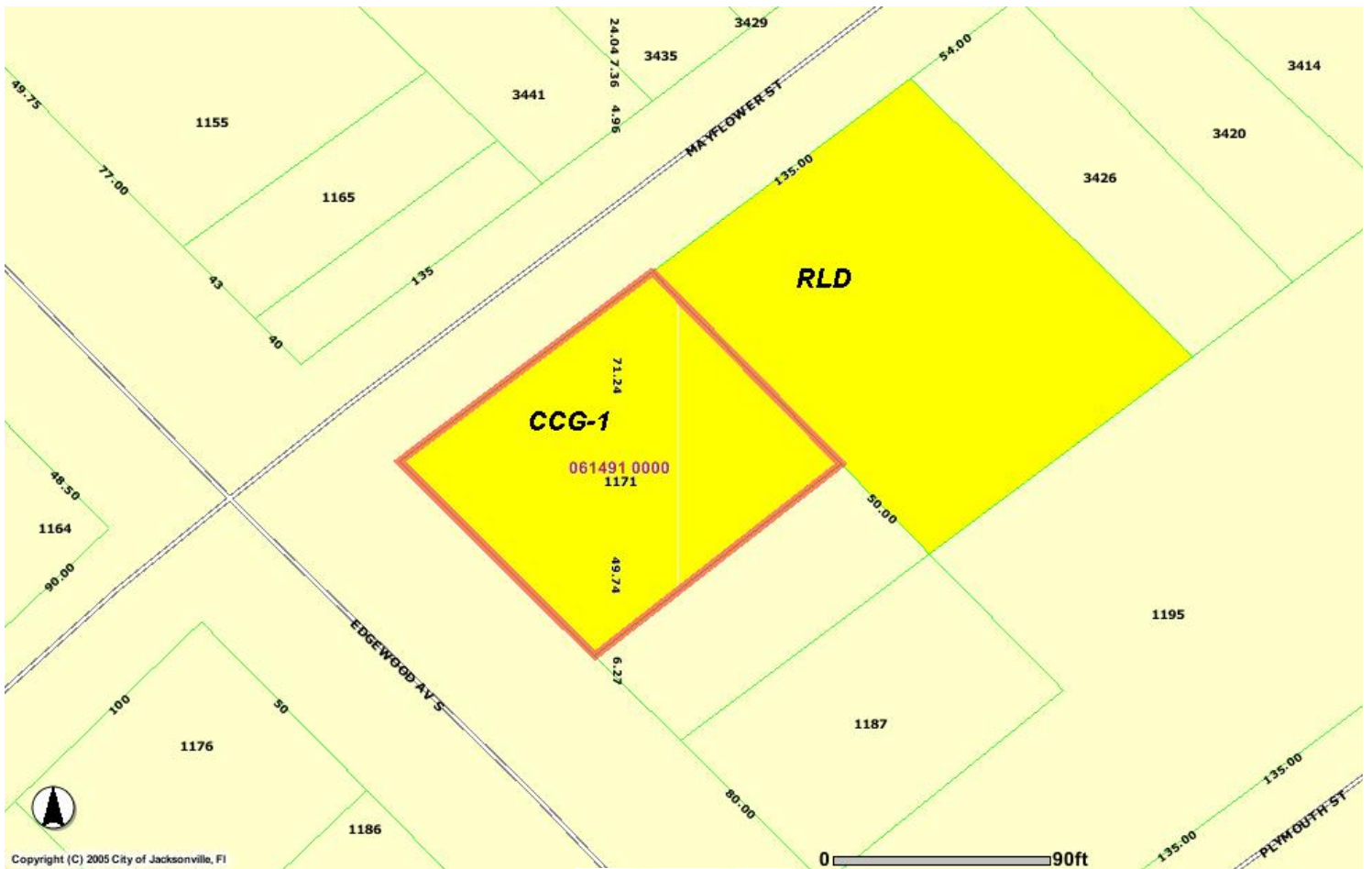
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Pine Street / RPS







