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Management: 561-962-1033  
Inquiries: ariely2000@gmail.com  
Mailing address: 84 w 21 st  
Riviera Beach, FL 33404



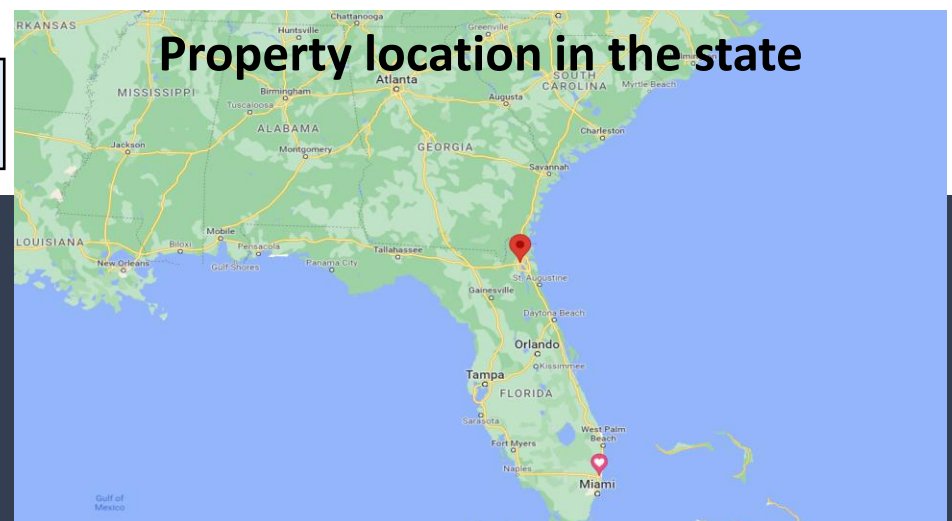
# LEASING BROCHURE

 3118 Edgewood Ave W, Jacksonville, FL 32209



SPACE AVAILABLE



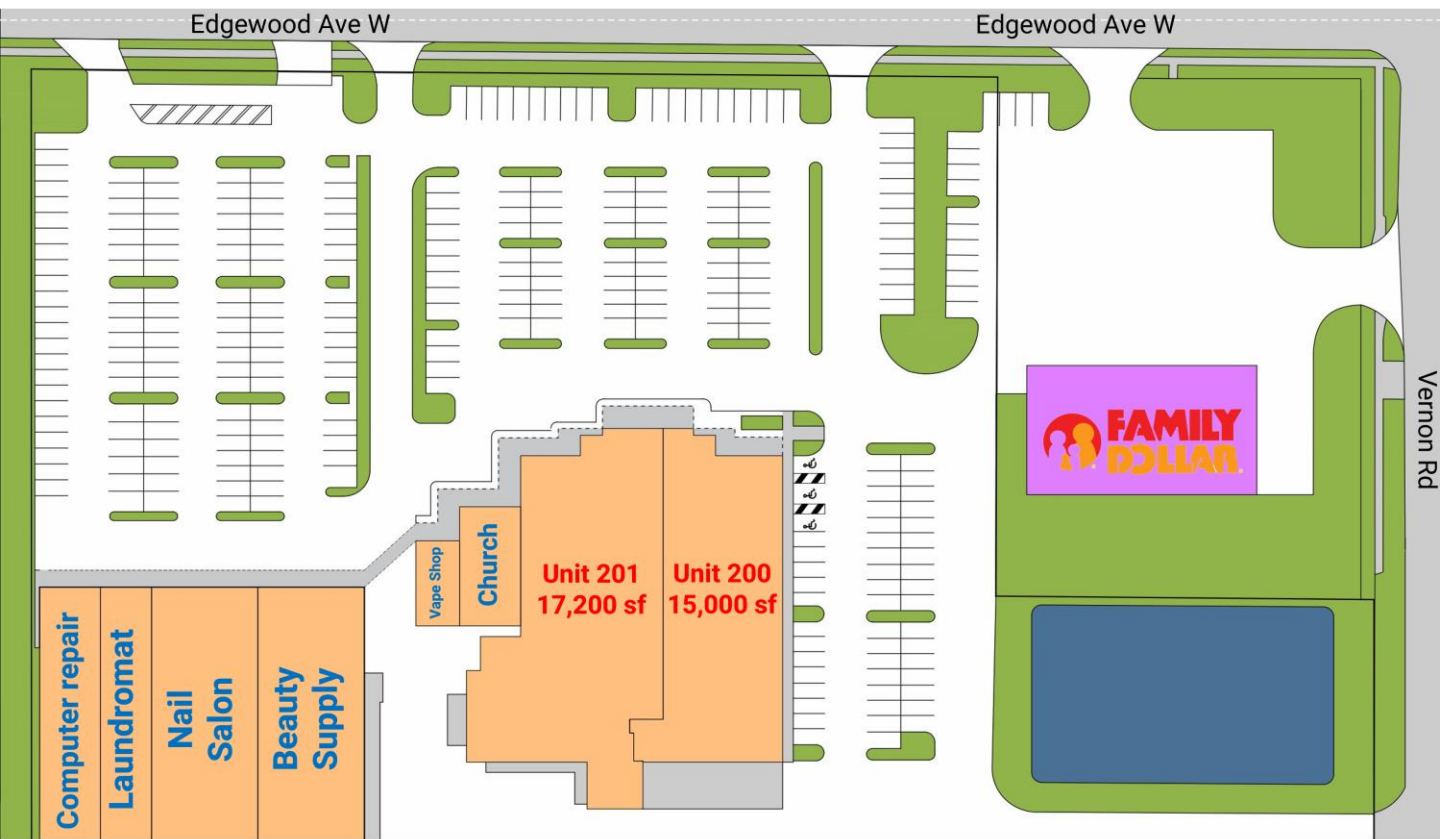
**Details :**  
Size: 63,000 sf  
Property use: Retail  
Space available for lease: **Yes**



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# Site Plan



Unit number	Size	Business name
<b>200</b>	<b>15,200</b>	<b>Available</b>
<b>201</b>	<b>17,000</b>	<b>Available</b>
202	2,350	Church
203	1,345	Vape shop
101 & 105	8,800	beauty supply
102	9,900	nail salon
124	4,900	coin laundry
126	4,900	Computer repair
ATM	1	ATM

**Ron Cohen**

Leasing professional



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**SPECIAL MOVE IN OFFERS**

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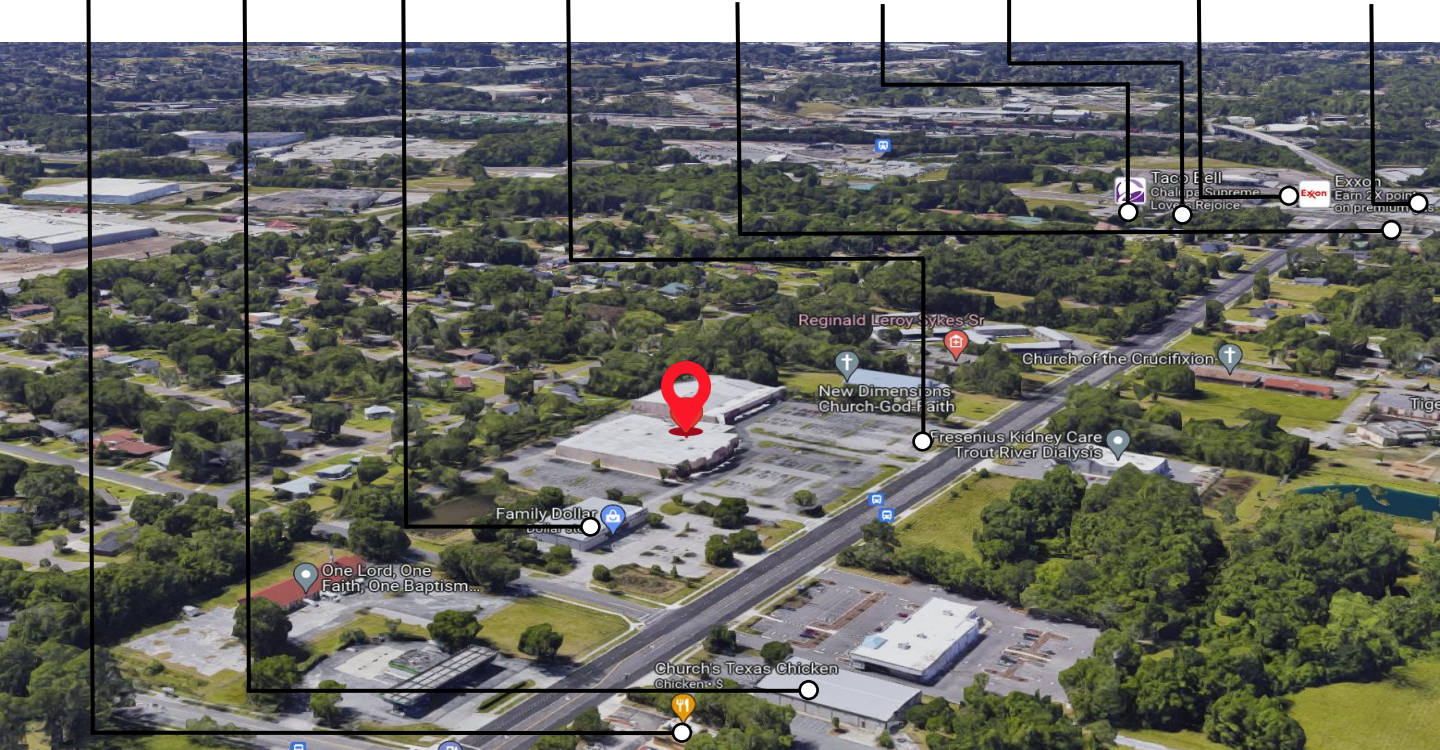


# Demographics

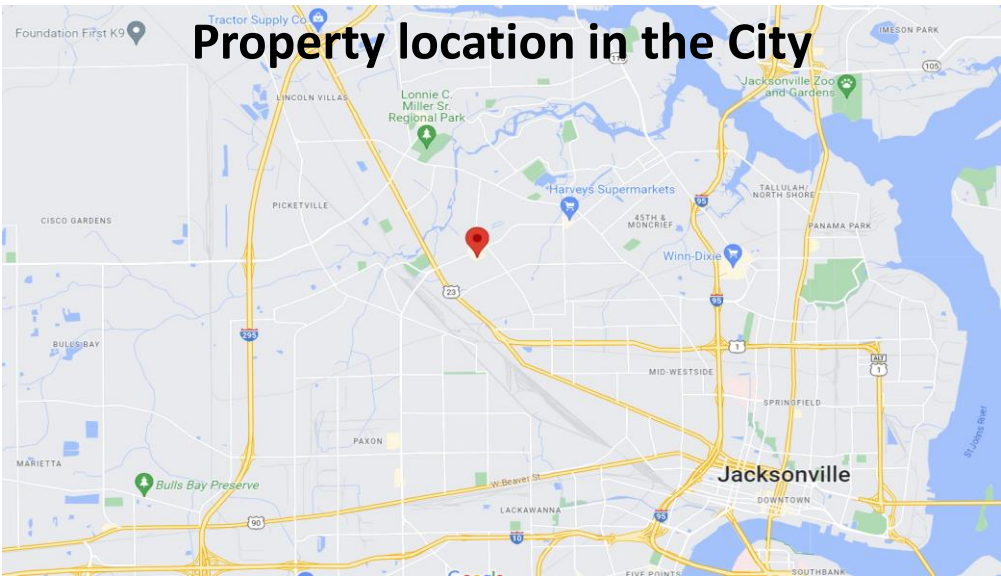


<u>Zone</u>	<u>Population</u>	<u>Household</u>	<u>Mean Household Income</u>	<u>Median Age</u>
1 Mile	7,254	2,789	\$45,703	42
3 Mile	64,462	25,229	\$45,770	38
5 Mile	151,021	62,439	\$53,584	38

Report date 06/2023 by **CUBIT**



## Property location in the City



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