



**1604 MARGARET ST, JACKSONVILLE, FL 32204**  
**±4,565 SF AVAILABLE**



**ASHCO CENTERS**

# PROPERTY OVERVIEW

---

**1604 Margaret St**

**Availability:** ~4,565 SF

**Access:** Prime walkable access within Riverside & Five Points

**Location:** Core Riverside retail corridor

**Parking Ratio:** 7.81/1,000 SF

**Visibility:** Strong visibility from Margaret St & Hershcel St



# HISTORIC FIVE POINTS-RIVERSIDE

---

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.



# NEIGHBORHOOD

- 5 Points Vintage
- 904 Taco
- Al's Pizza
- Alewife Bottleshop & Tasting Room
- Another Broken Egg Cafe
- At&T
- Bakery Ribault
- Bartaco
- 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 Gastropub
- Keg & Coin
- Lola's Burrito & Burger Joint
- Midnight Sun Imports
- Mixed Fillings Pie Shop
- Motion Sweets
- Nacho Taco
- 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
- Tijuana Flats
- Tossgreen
- Walgreens
- Wall Street Lounge
- Wendy's



- Financial Institution
- Restaurant/Grocer
- Entertainment

# RESIDENTIAL

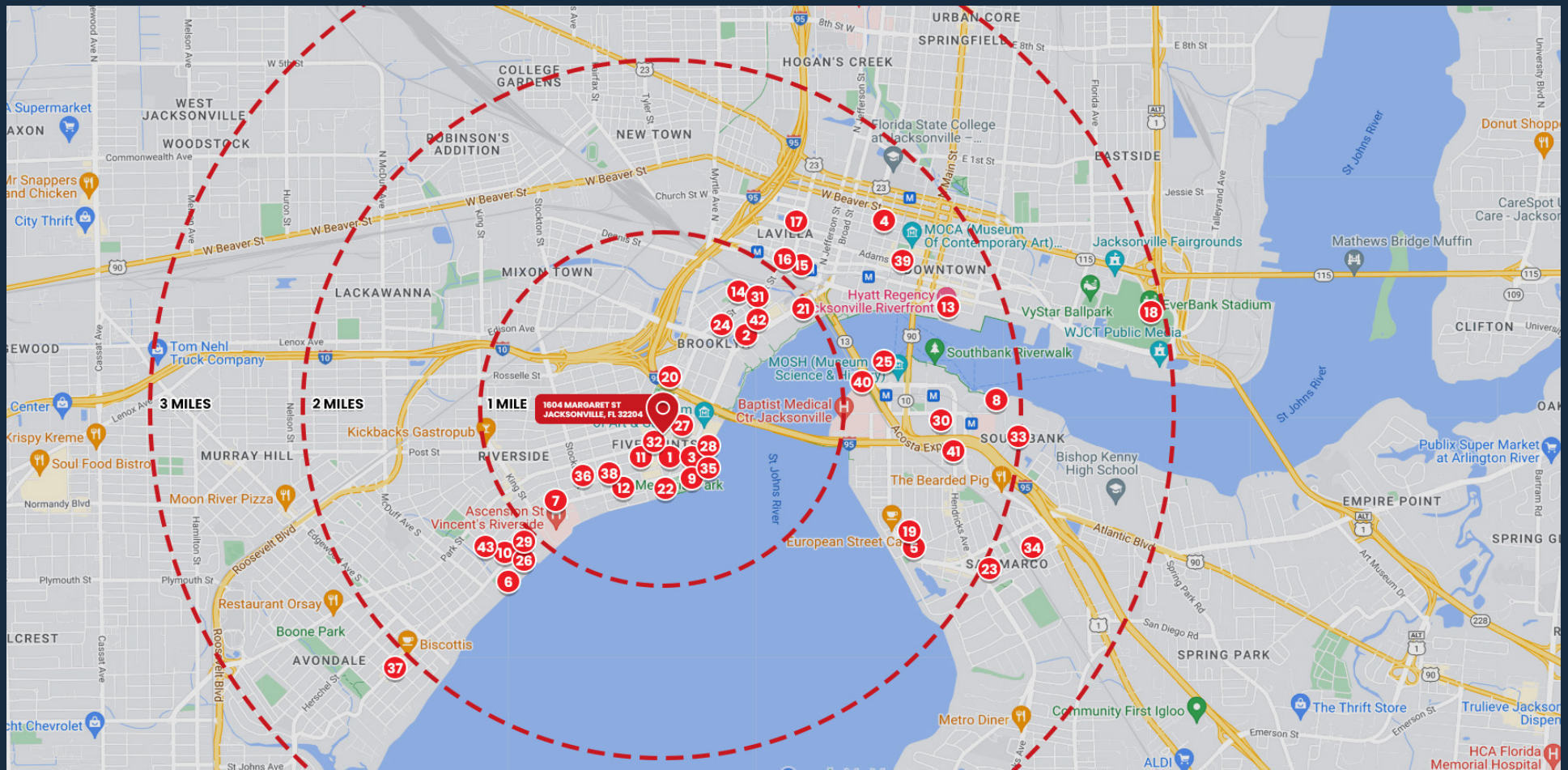
Riverside blends historic charm with urban energy, offering diverse housing, a thriving arts scene, and vibrant dining near the St. Johns River.

- 1. 1661 Riverside - **236 Units**
- 2. 220 Riverside - **294 Units**
- 3. 558 Lancaster St - **4 Units**
- 4. Ambassador Hotel & La Quinta Inn - **200 Units**
- 5. Anna Court Apartments - **12 Units**
- 6. Barlow - **290 Units**
- 7. Bell Riverside Apartments - **228 Units**
- 8. Broadstone River House - **263 Units**
- 9. Broadview Towers Inc - **157 Units**
- 10. Celena Apartments - **4 Units**
- 11. Chelsea-Riverside Condo - **20 Units**

- 12. Fenimore Apartments - **6 Units**
- 13. Hyatt Regency - **951 rooms**
- 14. Lofts at Brooklyn - **133 Units**
- 15. Lofts at Jefferson Station - **133 Units**
- 16. Lofts at LaVilla - **130 Units**
- 17. Lofts at Monroe - **108 Units**
- 18. Lot J & The Shipyards - **Under development**
- 19. Marybuilt Apartments - **6 Units**
- 20. Montague Place Apartments - **6 Units**
- 21. One Riverside - **Under development**
- 22. Park Lane Condo - **34 Units**


- 23. Park Place at San Marco - **133 Units**
- 24. Residence Inn Brooklyn - **135 rooms**
- 25. River City - **410 Units**
- 26. Riverside Court Apartments - **17 Units**
- 27. Riverside Park Apartments - **90 Units**
- 28. Riverside St. Johns - **Under development**
- 29. Riviera Park Apartments - **131 Units**
- 30. SOBA - **147 Units**
- 31. The Brooklyn Riverside Apartments - **310 Units**
- 32. The Charron - **4 Units**
- 33. The District - **Under development**

- 34. The Exchange - **196 Units**
- 35. The Lucerne - **8 Units**
- 36. The Meurice Apartments - **12 Units**
- 37. The Napier - **12 Units**
- 38. The Osceola - **12 Units**
- 39. The Residences at Barnett - **107 Units**
- 40. The Southerly at Southbank - **Under development**
- 41. The Station on San Marco - **345 Units**
- 42. Vista Brooklyn - **308 Units**
- 43. Willowbranch Apartments - **21 Units**

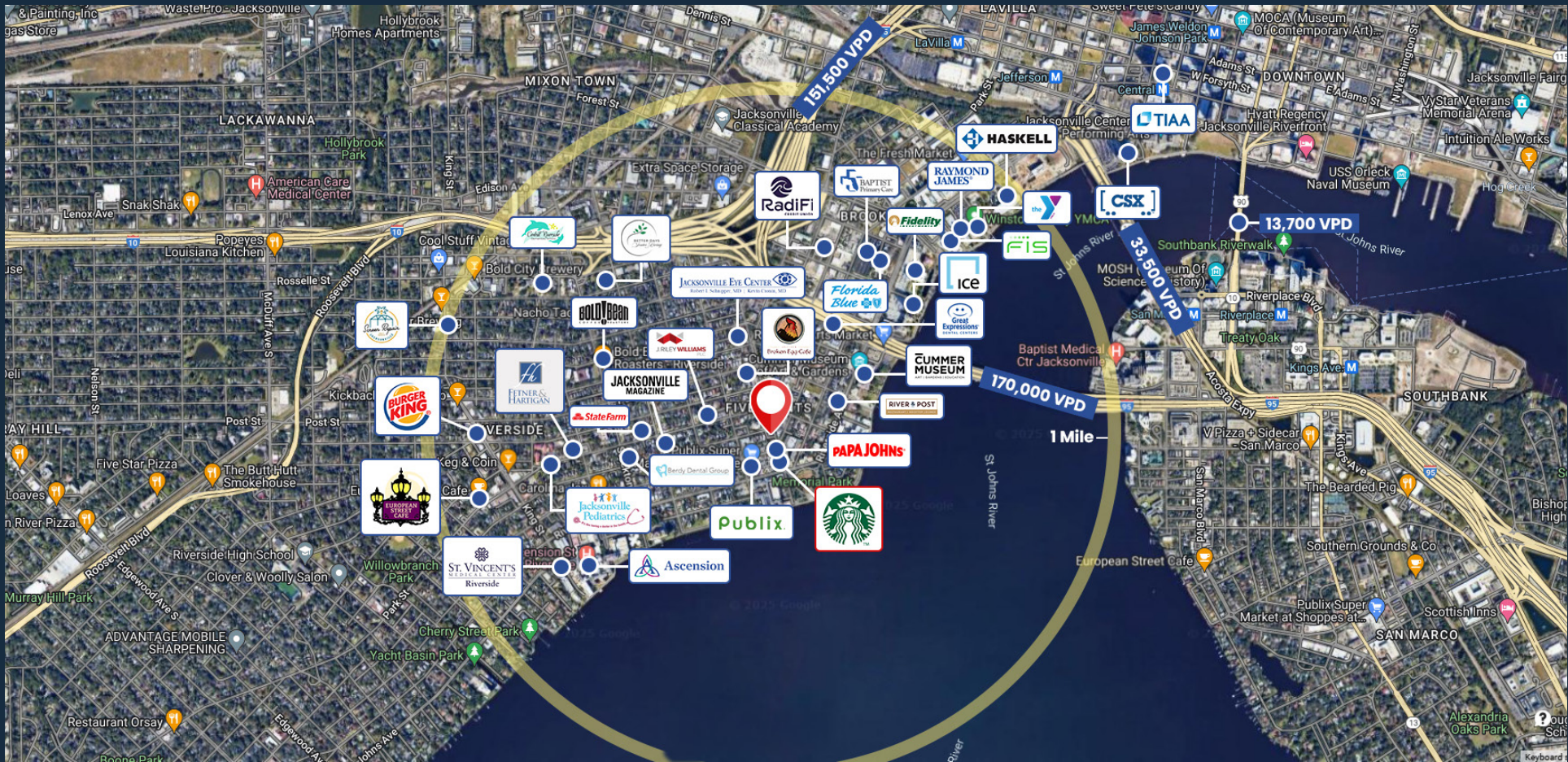


# EMPLOYERS

Jacksonville, Florida, hosts a diverse range of employers from various industries, to government. Here's a list of some of the top employers in Jacksonville:

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

**~17,158 fortune 500 company employees within a 5 minute drive**



# WHY RIVERSIDE

Listed in the National Register of Historic Places, Riverside is one of Jacksonville's oldest and most distinctive neighborhoods. Voted one of the country's top "Great Neighborhoods," Riverside and Avondale offer a unique blend of history, culture, charm, and modern design.

This vibrant district attracts a young, engaged population and features million-dollar waterfront homes alongside upscale apartment communities. With its strong sense of community and support for local businesses, Riverside is also home to the renowned Cummer Museum of Art and Gardens, enhancing its cultural appeal.



# ABOUT JACKSONVILLE



## #1 MOST POPULOUS CITY IN FLORIDA

Jacksonville is one of the fastest-growing cities in the Southeast with part of a metro area of **1.7M+** and over **985,000** residents (U.S. Census Bureau, 2023).



## TOP 10 U.S. CITY FOR GROWTH

Jacksonville ranks in the top 10 for **net migration** and **job growth** among major metros (Forbes, 2024).



## BUSINESS-FRIENDLY CLIMATE

No state income tax or corporate franchise tax on capital stock. Florida consistently ranks among the **top states for business** (Chief Executive Magazine, 2024).



## YOUNG & EDUCATED WORKFORCE

Median age of **38** and access to a **regional labor force of over 850,000** across Northeast Florida.

Jacksonville is Florida's largest city by population and land area — a booming gateway market offering a diverse, growing customer base and dynamic quality of life.



## YEAR-ROUND QUALITY OF LIFE

Over **220 days of sunshine** per year, **22 miles of beaches**, a growing downtown, and access to **historic districts**, **family-friendly suburbs**, and **outdoor recreation**.



## MAJOR LEAGUE CITY

An NFL market anchored by the **Jacksonville Jaguars**, delivering national exposure and destination events.



## STRONG HEALTHCARE & LOGISTICS INFRASTRUCTURE

Home to Mayo Clinic, Baptist Health, UF Health, and a top 3 port in Florida — making it ideal for **medical**, **distribution** and **consumer-facing brands**.

## TOP EMPLOYERS IN THE JAX REGION



# ABOUT ASHCO

---

Ashco Centers is a vertically integrated commercial real estate firm based in Jacksonville, Florida, specializing in Class A retail. We offer full-service commercial real estate solutions entirely in-house, including leasing, site selection, design, development, construction, and property management. Our curated portfolio of high-traffic properties supports national retailers, restaurants, boutique brands, medical offices, and local businesses. With landmark locations such as St. Johns Town Center, River City Marketplace, and Jacksonville Beach, we create spaces designed to maximize visibility, drive engagement, and foster long-term success for the communities we serve.

For more than six decades, we've built a reputation for excellence in Jacksonville and beyond. Our commitment to our tenants' success is reflected in our responsiveness, accessibility, and the personal relationships we cultivate with every client.



**Tiffany Ashurian**

Vice President of Leasing & Acquisitions  
904-242-9000  
tash@ashco-inc.com



**Alan Ashurian**

Executive Vice President - Leasing  
904-242-9000  
thealanash@gmail.com



**ASHCO CENTERS**