

**JACKSONVILLE**

Duval County

# RIVERSIDE VILLAGE

4541 - 4603 SHIRLEY AVE  
JACKSONVILLE, FL 32210



Join Gyminators Gymnastics, Happy Hound Dog Resorts, Dollar Tree..

64,924 sf  
shopping  
Center located  
on  
Shirley Avenue,  
Jacksonville, FL

- ◆ Last space available – 2,590 sf
- ◆ Tenants pays water, sewer and electric
- ◆ Densely populated trade area
- ◆ Plenty of parking
- ◆ Signalized access
- ◆ Corner of Blanding and Shirley, two blocks north of San Juan



	15 Mins
<b>RESIDENTS</b>	<b>235,141</b>
<b>AVERAGE HH INCOME</b>	<b>\$62,108</b>



**Bruce Strumpf, Inc.**  
SHOPPING CENTER MANAGEMENT, LEASING & REDEVELOPMENT  
Member ICSC

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