



3,400 SF 2ND GENERATION RESTAURANT FULLY EQUIPPED WITH FF&E | FOR LEASE

1537 Margaret St
Jacksonville, FL 32204

KAYLA DEGUZMAN
D - 904.302.6930
M - 904.208.1168
kayla@cantrellmorgan.com



PROPERTY OVERVIEW

A rare restaurant opportunity in the heart of Jacksonville's 5 Points District! This 3,400 SF second-generation restaurant comes fully equipped with furniture, fixtures & equipment (FF&E), offering a true plug-and-play option for operators.

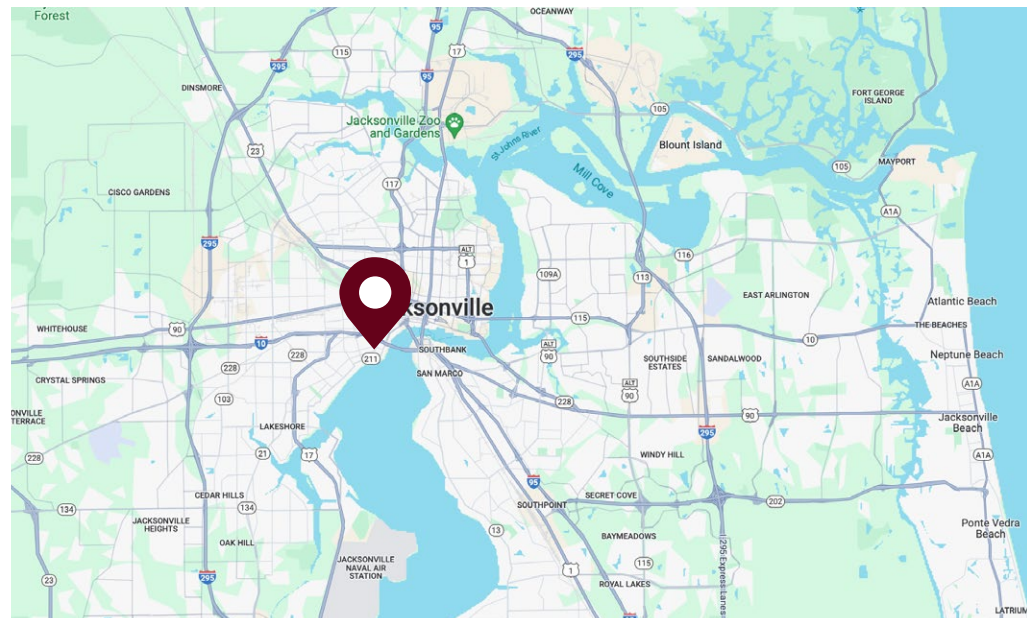
The space features a downstairs patio for outdoor dining, plus an upstairs bar & lounge with its own patio overlooking the Riverside area — the perfect setting for both daytime crowds and vibrant nightlife. Surrounded by chef-driven restaurants, innovative retailers, and a thriving entertainment scene, 5 Points is one of Jacksonville's most dynamic destinations. Set within Riverside, recognized nationally as a Top 10 Great Neighborhood, the area combines historic charm, modern design, and a true live-work-play environment.

PROPERTY DETAILS

Address:	1537 Margaret Street
Lease Price:	\$45/SF
Lease Price:	NNN
Size:	3,400 SF
Zoning:	CCG-1
Year Built:	1951
Lot Size:	0.07
Parking:	Street parking
Frontage:	Margarette Street Frontage
Historic District:	No

DEMOGRAPHICS

	3 MILES	5 MILES
Population	87,719	200,517
Households	38,577	84,624
Median Household Income	\$65,750	\$59,765
Average Household Income	\$91,385	\$83,944



1537 Margaret St | Jacksonville, FL 32204

KAYLA DEGUZMAN
D - 904.302.6930
M - 904.208.1168
kayla@cantrellmorgan.com



INTERIOR PHOTOS



1537 Margaret St | Jacksonville, FL 32204

KAYLA DEGUZMAN
D - 904.302.6930
M - 904.208.1168
kayla@cantrellmorgan.com



SURROUNDING AREA



1537 Margaret St | Jacksonville, FL 32204

KAYLA DEGUZMAN
D - 904.302.6930
M - 904.208.1168
kayla@cantrellmorgan.com



SURROUNDING AREA



1537 Margaret St | Jacksonville, FL 32204

KAYLA DEGUZMAN
D - 904.302.6930
M - 904.208.1168
kayla@cantrellmorgan.com



EXPLORE RIVERSIDE

Riverside and Five Points blend historic charm with a modern, eclectic vibe, making them two of Jacksonville's most sought-after districts. Known for their tree-lined streets, stately early-20th-century homes, and vibrant cultural scene, these neighborhoods offer the perfect mix of old and new.

Five Points serves as the trendy heart of the area, featuring independent boutiques, craft cocktail bars, and some of the city's most popular dining spots. Just a short walk away, Riverside's parks and riverfront views provide a scenic backdrop for outdoor recreation.

With a thriving arts community, walkable lifestyle, and proximity to Downtown Jacksonville, Riverside and Five Points are where history, creativity, and urban energy meet.



1537 Margaret St | Jacksonville, FL 32204

KAYLA DEGUZMAN

D - 904.302.6930

M - 904.208.1168

kayla@cantrellmorgan.com

