



For Lease

Lease Price:
\$13,500/month

Contact

Gary Montour, Ed.D.
Senior Vice President
+1 904 861 1116
gary.montour@colliers.com

Sam Middlekauff
Senior Associate
+1 904 861 1144
sam.middlekauff@colliers.com

Colliers
76 S. Laura St., Ste. 1500
Jacksonville, FL 32202
P: +1 904 358 1206
colliers.com/jacksonville



PEARL
SQUARE

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Former Fast Food Restaurant Available

210 E State Street, Jacksonville, FL 32202

Property Highlights

- Former fast-food restaurant with drive-thru
- Size land: 1.64± acres | 210' x 341.03' (adjacent land is also available)
- Size building: 3,732± SF
- Built in 1985
- Zoning: CCG-2
- Parking spaces: 61
- Traffic lights on each corner of the site allow for easy ingress and egress
- Near McDonalds, Harvey's Supermarket and Family Dollar
- McDonalds across the street from subject property had sales of roughly \$3,600,000 (as per seller)
- Blocks from the Pearl Square project, a multi-billion dollar investment slated to break ground Q3 2024



Location Aerial

Main St. to Liberty St.



Demographics

Source: ESRI Business Analyst | 3 Mile Radius



Trade Aerial

Sams Club
ANHEUSER-BUSCH
CAMPING WORLD
NAPA
TIRE OUTLET
ABC
P

HARVEY'S Supermarket
RAC
Wendy's
McDonald's
CITI TRENDS
Winn-Dixie
HIBBETT SPORTS
WING STOP
Walgreens

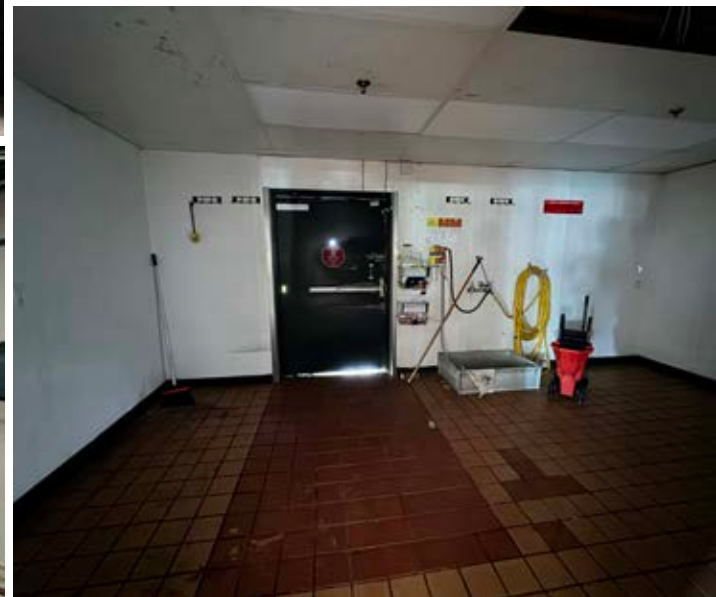
Crispy's
THE DISTRICT
UPTOWN
STRINGS
1748 BARHOUSE

THE FRESH MARKET
ANEJO
First Watch
COWFORD
7-ELEVEN
THE BREAD BOARD
VyStar
FT
TIAA Bank Field

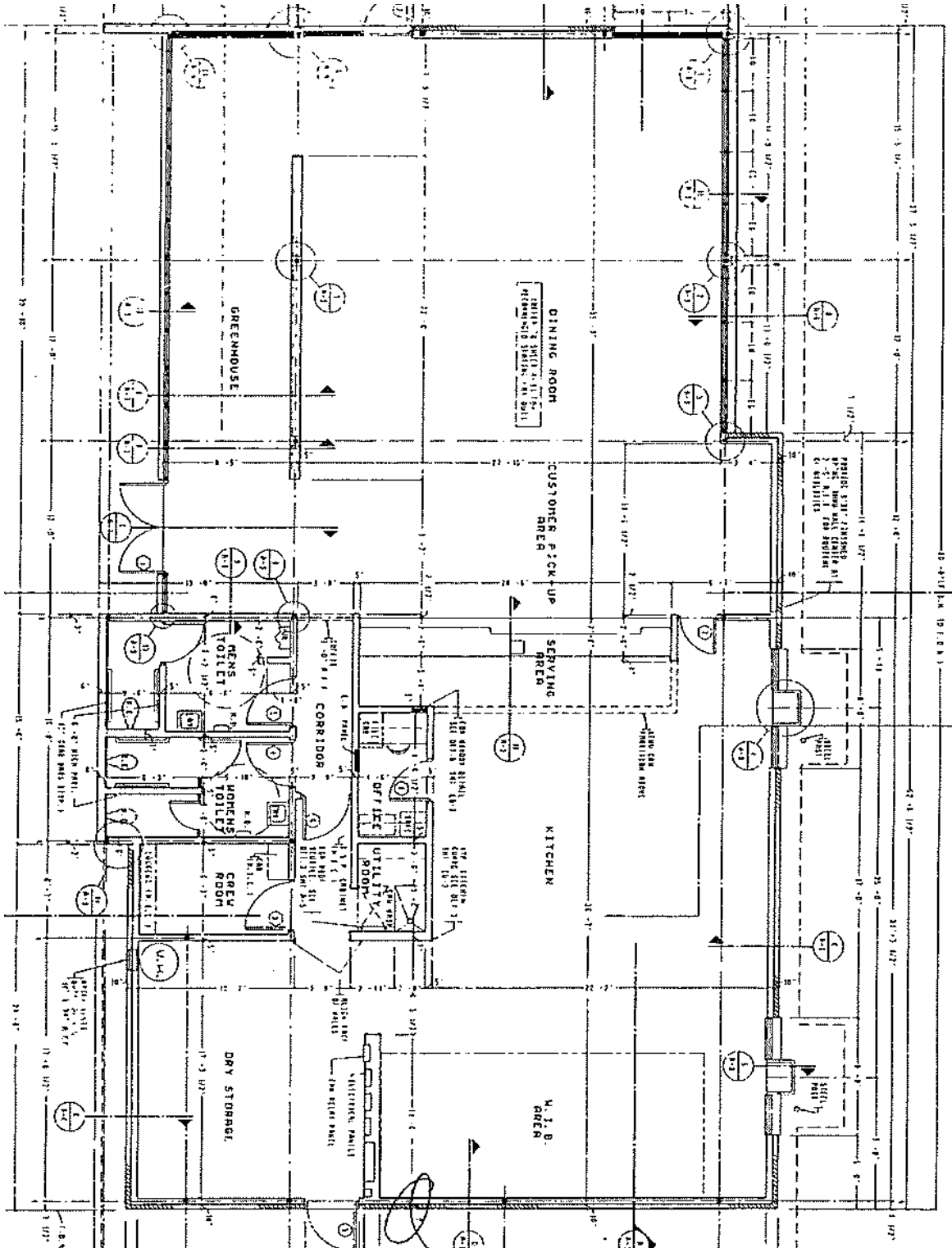
HOME DEPOT
planet fitness
BONO'S
O'Reilly
Marshalls
Winn-Dixie
PANDA EXPRESS
LOWE'S
Walmart
U-HAUL
DOLLAR GENERAL

Fla.
Good
BEARDED PIG
AARDWOLF
HURRICANE GRILL & WINGS

Photo Gallery



Floor Plan





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Pearl Square Project Overview

At the heart of Jacksonville's Historic downtown, Pearl Square elevates the everyday experiences of modern, urban living

Delivering in 2026, Phase I will feature:

- 1,250 residential units designed by world-class architects Morris Adjimi, SK+I and Elkus Manfredi
- 150-Key boutique hotel
- 190,000 SF+ retail and premier neighborhood amenities, including up-market grocery offerings, a full-service gym and signature restaurants
- Carefully designed streetscapes and parks that prioritize the pedestrian experience
- Seamless connectivity to Jacksonville's historic neighborhoods and natural amenities, such as the Emerald Trail and Skyway



Upon Full Completion



\$2 BILLION
District
Development



1.5 MILLION +
Square feet of
Urban Density



5,000 UNITS
of Multi-Family
Development



50,000
Square Feet of
Retail Space



30 ACRES
of Urban Land
Holding



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