

May & Magnolia



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\$2,000,000

Asking Price

7,100 SF

Square Footage

.30 AC

Acreage

**Dedicated,
On Site**

Parking



View

Site Plan



Trail of Growth

Emerald Trail

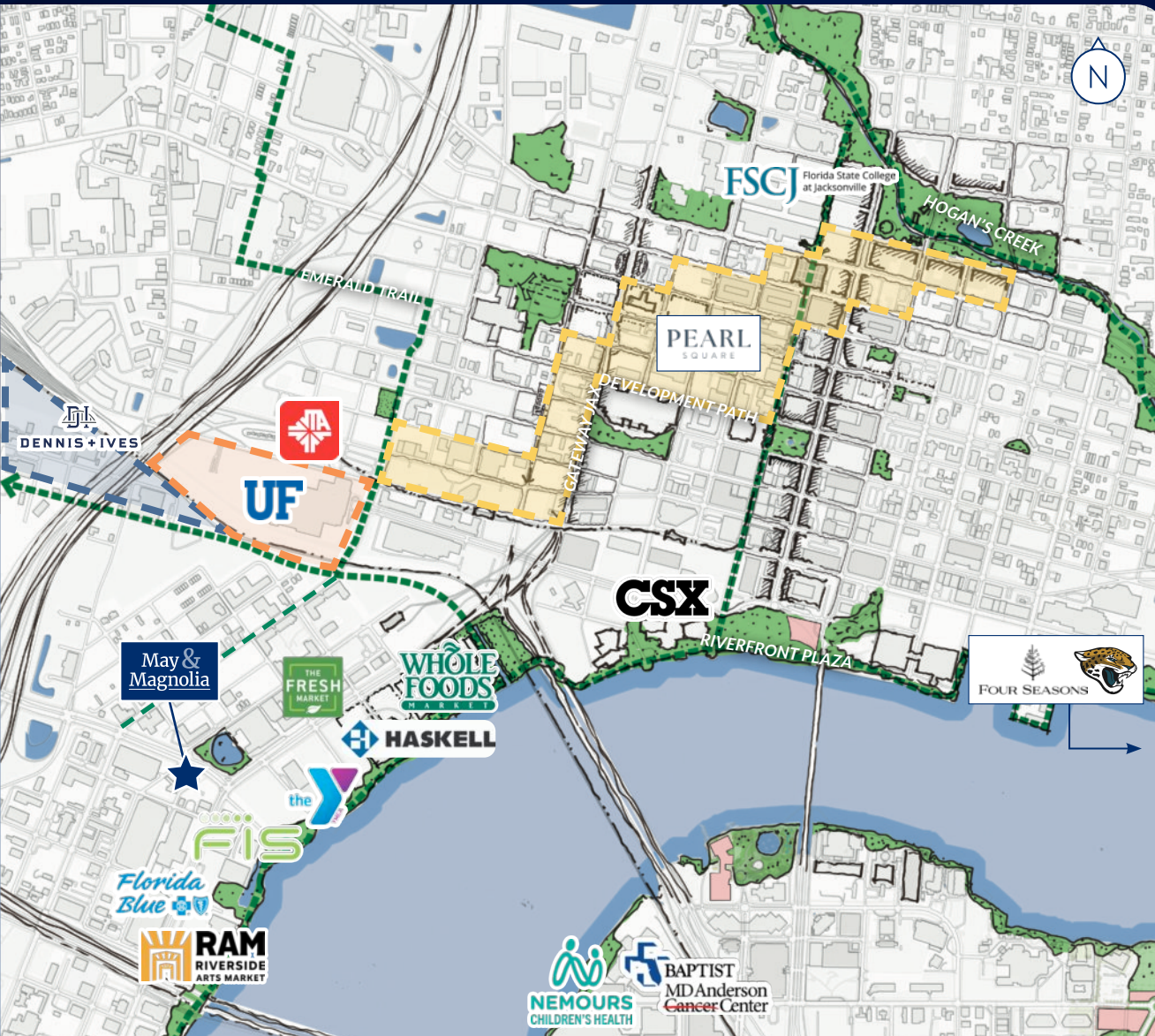
The Emerald Trail is a 30-mile bicycle/pedestrian recreational trail connecting 14 historic neighborhoods and downtown to local and regional trails, parks, schools, businesses, transit and other destinations, providing unparalleled accessibility, connectivity, and a unique sense of place. The trail connects downtown to surrounding boroughs that are welcoming exciting projects and encouraging growth.

The Restoration of McCoys Creek

The Restoration of McCoys Creek is a \$105M project that will lead to the re-beautification of McCoys creek, helping connect all of the Rail Yard District to Jacksonville's St. Johns Riverwalk

Timeline: Under Construction

[Click Here to Learn More](#)



Meet the New Neighbors



[solidcore]



FIVE



THE
SALTY



norikase



Downtown Jacksonville Development

Development Pipeline

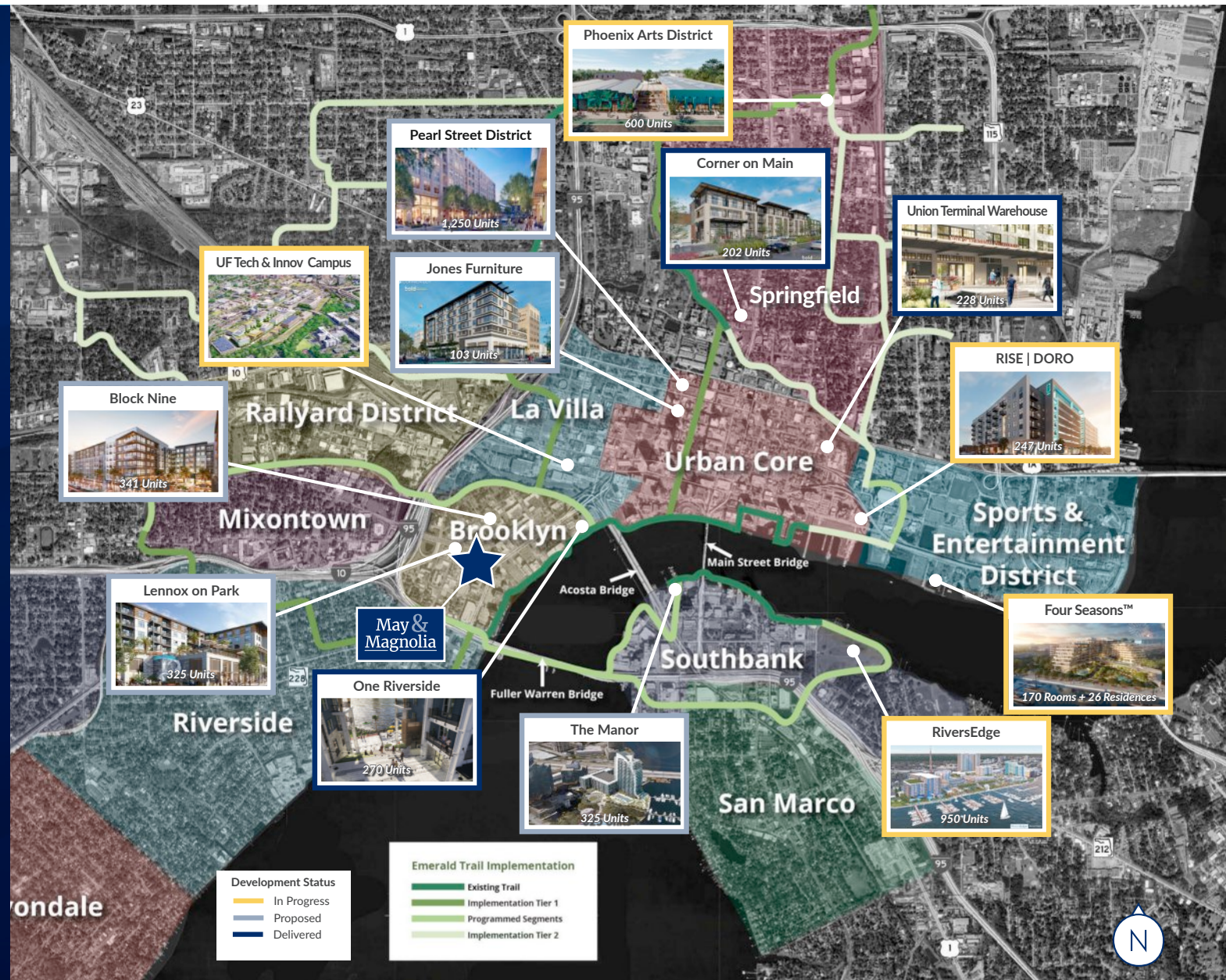
 **\$7B**
in development

 **12.3K**
total residential units

 **18.3K**
total residents

 **\$500M**
in transportation
& public spaces

 **\$300M**
University of Florida
Technology &
Innovation campus to
start classes in 2025



 Click on the developments above for additional information.

Connectivity



May &
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14
MILES

JAX International
Airport

<5
MINUTES

from I-10

<5
MINUTES

from I-95

1
MILE

from Jacksonville's
Riverwalk

ADJ.
TO

University of Florida's
Graduate Campus

ADJ.
TO

Downtown
Jacksonville

Market Depth

Primary Customer Area



Population

2025: 1,525,000
2030: 1,636,000



Households

2025: 607,000
2030: 656,000



Household
Income

2025: \$116,261
2030: \$130,403



Median Home
Value

2025: \$336,245
2030: \$352,982



Daytime
Population

2025: 1,539,944

Primary Trade Area

2025 Population

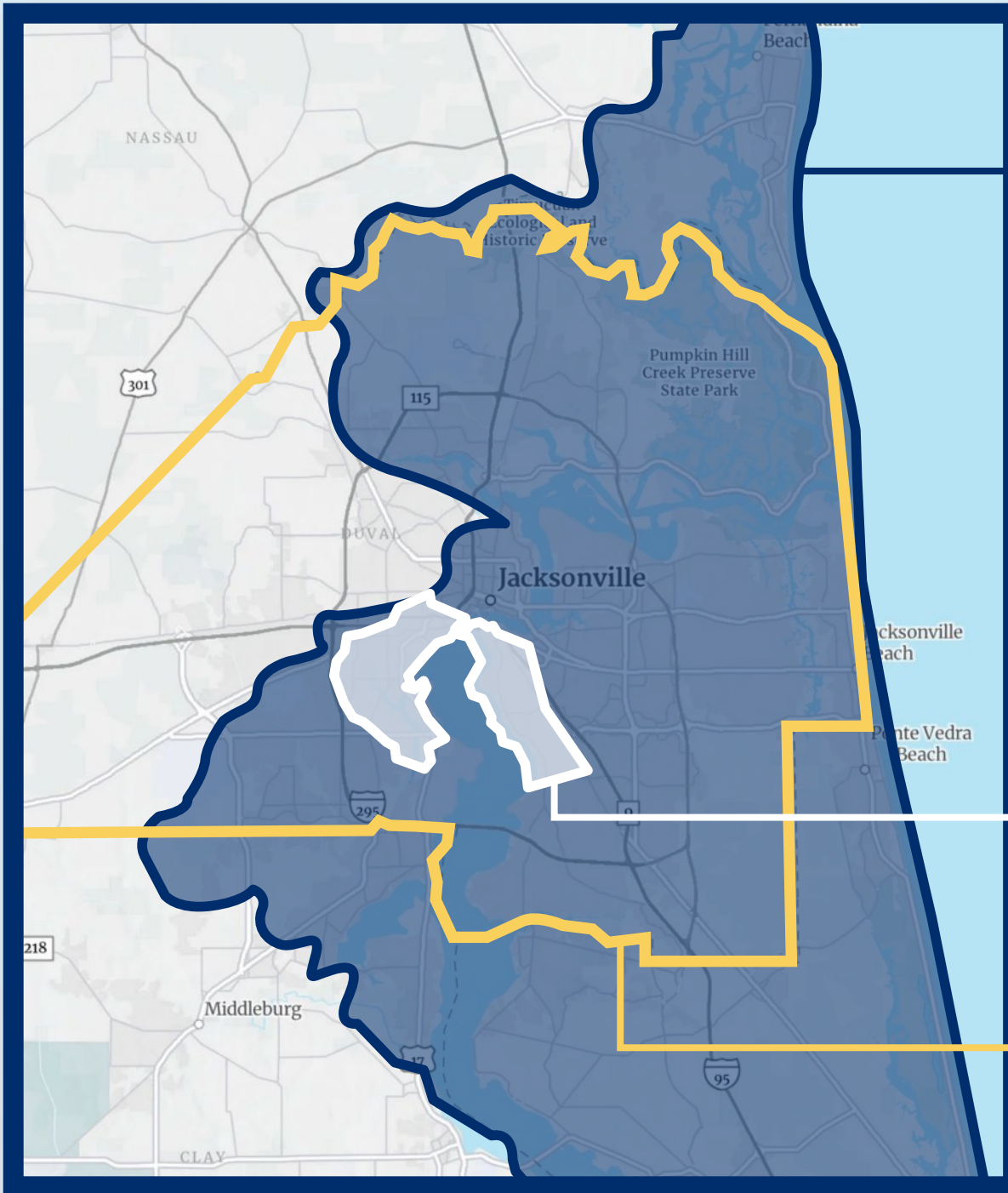
150,768

2025 Average HH Income

\$116,261

Jacksonville - Duval County

#10 most moved-to city in the U.S. in 2025.



Downtown Workforce



FORTUNE 500S IN DOWNTOWN

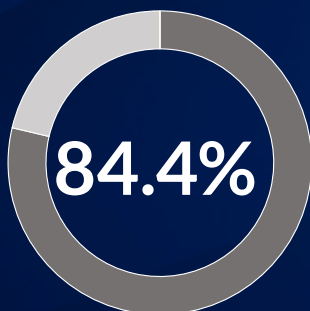
MAJOR DOWNTOWN EMPLOYERS

56,000 Daytime Employees

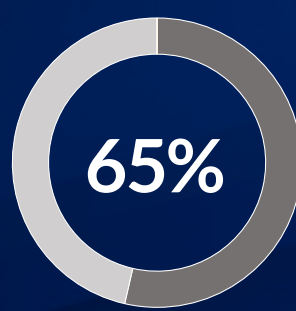
6,744 Businesses in Downtown



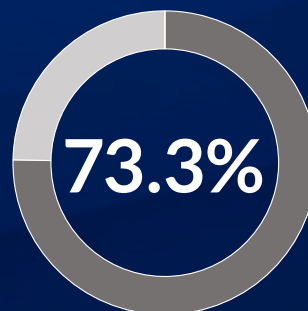
Downtown Employee Profile



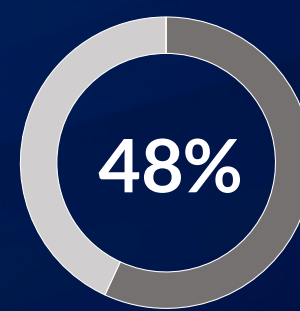
Like or love working downtown



Have an annual household income of \$80,000+



Have a four-year degree or higher



Have a commute time of 20 minutes or less

Top Business Sectors by Employment

- Public Administration
- Professional, Scientific & Tech Services
- Health Care & Social Assistance
- Finance & Insurance
- Information
- Education Services
- Legal Services
- Central Bank/Credit Intermediation
- Transportation & Warehousing
- Accommodation & Food Services

Downtown Jacksonville



1M+ spectators in attendance annually
\$118,000 annual household income of season ticket holder



58 home games annually
5,000 in average game attendance -
360,000 people annually



36 home games in the 2025-2026 season
9,200 in average game attendance,
the highest in ECHL (2025)



35 concerts held in 2025
700,000 in annual attendance



150+ events held annually
200K in annual attendance



EVENT	# ANNUAL EVENTS
Sports Games	112
Festivals	320
Concerts	759
Expositions	137
Performing Arts	557
Community	949
Conferences	268
TOTAL	3,195



Source: Downtown Investment Authority



374K AVERAGE WEEKLY VISITS



POPULATION

96% residential occupancy rate
73.3% of the population has a four year degree or higher
41.5% residents between 25-54 years old
50%+ increase in residents during the last five years

OFFICE

3 Fortune 500 headquarters
6,744 businesses within 3 miles of Downtown
47,000 Downtown daytime employees
106,137 daytime employees within 3 miles of Downtown
65.3% of employees have a household income of \$80,000+

EDUCATION

3 major college campuses downtown
1 law school
\$300M UF Tech & Innovation Campus with classes starting in 2025

MEDICAL

5 major hospital campuses less than three miles from Downtown

GROWTH

2 new headquarters, FIS (fintech) and JEA (public utility), have added more than 500K SF of Downtown office space
#10 Most Moved to City (CityPODS, May 2025)
#4 Best Large City to Start a Business in 2028 (Wallethub, 2025)

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