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## Iconic San Marco Retail For Lease

1974 San Marco Blvd. Jacksonville, FL. 32207



# San Marco & Southbank

Located just minutes away from Downtown's Southbank is the historic neighborhood of San Marco. Known for its riverfront mansions, upscale boutiques, local bookstores, chic bistros, and craft bars and breweries, the area has become one of Metropolitan Jacksonville's trendiest shopping and dining destinations.

San Marco and the neighboring Southbank district are undergoing a transformation which will add close to 2,000 residential units to the area within the next few years. Just over the bridge from downtown Jacksonville and historic Riverside, this retail opportunity is in the heart of the city's culture and trade scenes and is only a few blocks away from the brand-new MD Anderson Cancer Center, Baptist Medical Center Downtown, Jacksonville Orthopedic Institute and Nemours Children's Hospital.

Nearby retailers include Maple Street Biscuit Co., Taverna, Bold Bean Coffee Roasters, The Bearded Pig, Panera, Rue Saint-Marc, Metro Diner, Aardwolf Brewery, and many more.



# Lease Information

## Property Highlights:

- Negotiable lease rate
- Option to demise ground floor into (2) 1,500 SF spaces
- Entire building allows for combination/demise of spaces for multi-tenant use
- Ground floor retail and 2<sup>nd</sup> floor restaurant available in San Marco Square
- Under new ownership
- Beachside Buggies shuttle service now available for residents in the area
- Prime location in San Marco Square offers great visibility and high foot traffic
- In addition to the 1st floor covered terrace, the building has the ability for rooftop or 2nd floor terrace seating.
- 2 full kitchens and bars on the first and second floor make the building opportune for multi-level dining.
- This historic 2 story retail building offers unique architectural features throughout including exposed brick, domed terrace doors, and high vaulted ceilings.

Whole Building		
Size: 8,880 SF	\$35.00/SF/YR NNN	
Second Floor		
Size: 4,116 SF	\$35.00/SF/YR NNN	
First Floor (Potential to Demise)		
Entire Floor	+/- 3,700 SF	\$35.00/SF/YR NNN
Demised	1,500 SF	\$35.00/SF/YR NNN
	1,500 SF	\$35.00/SF/YR NNN



# Interior Photos



Interior Photos

Iconic San Marco Building | 1974 San Marco Blvd. Jacksonville, FL. 32207



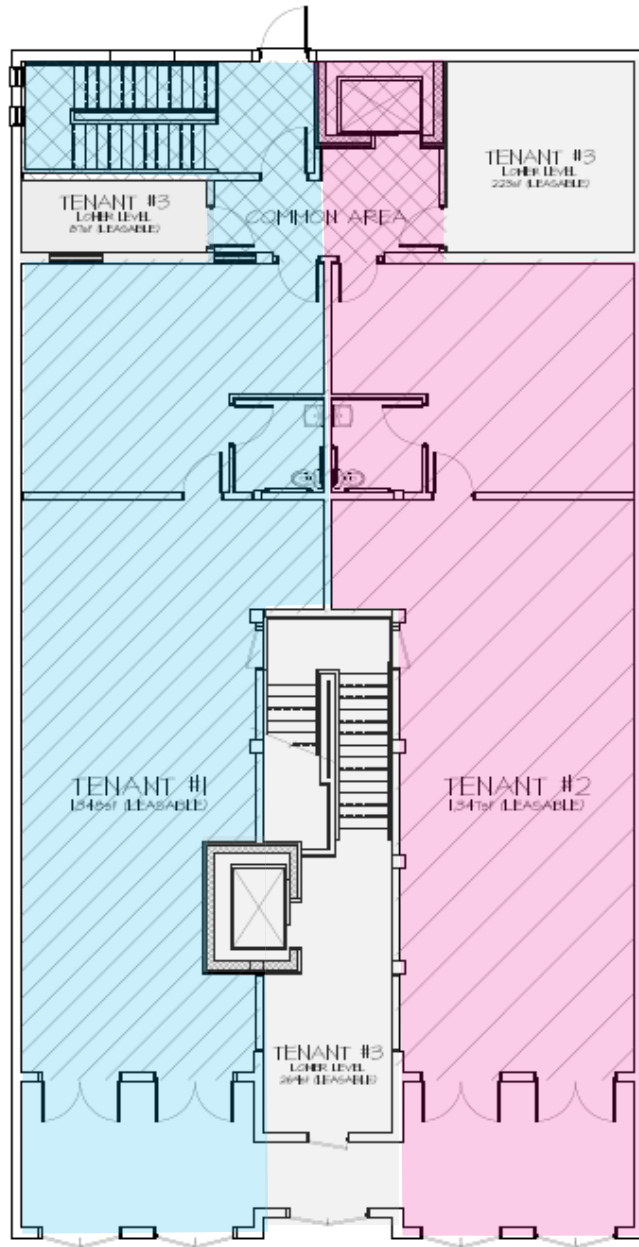
# Optional Floor Plan

Highlighting Potential to Demise Existing Space

Tenant #1

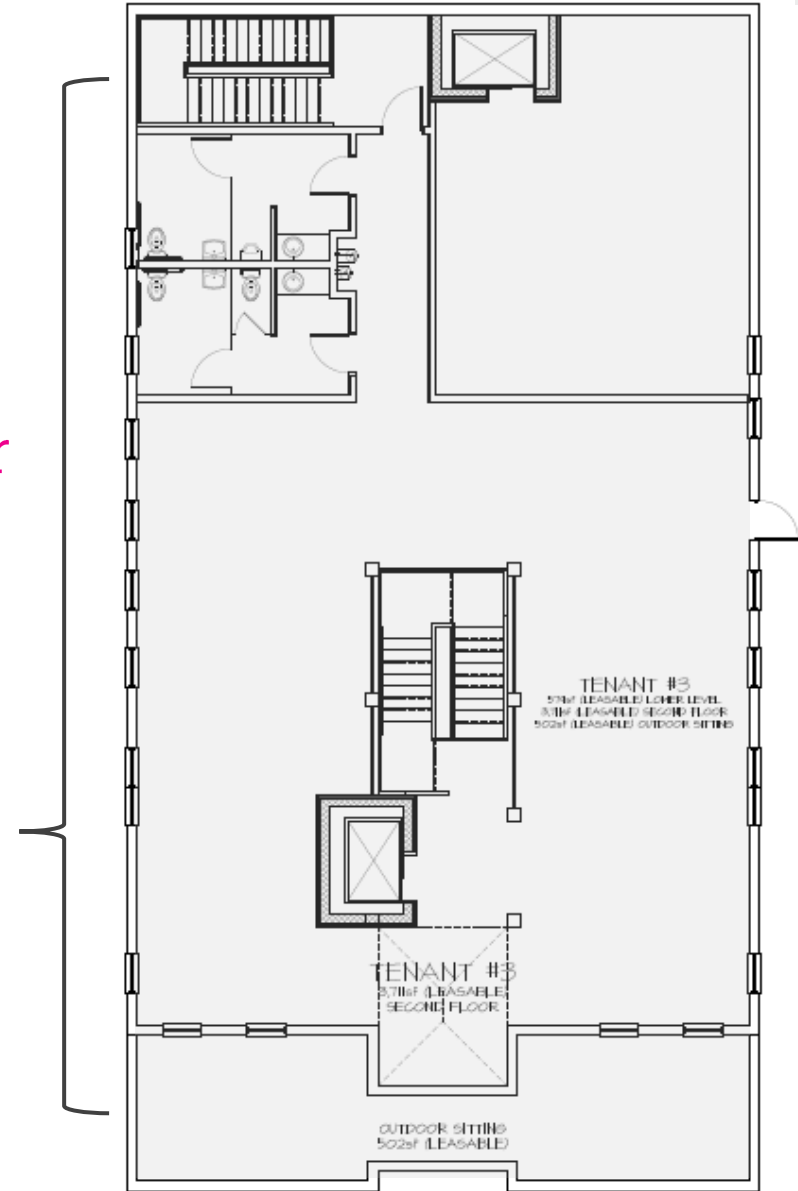
Tenant #2

Tenant #3



Demised  
1<sup>st</sup> Floor

2<sup>nd</sup>  
Floor





Retailers



1974 San Marco



Developments



**San Marco Promenade**  
(3) Four-Story Building, 284 Units Apartments



**The District Community**  
Mixed Use Development



**Park Place at San Marco**  
143 Units Apartments Development



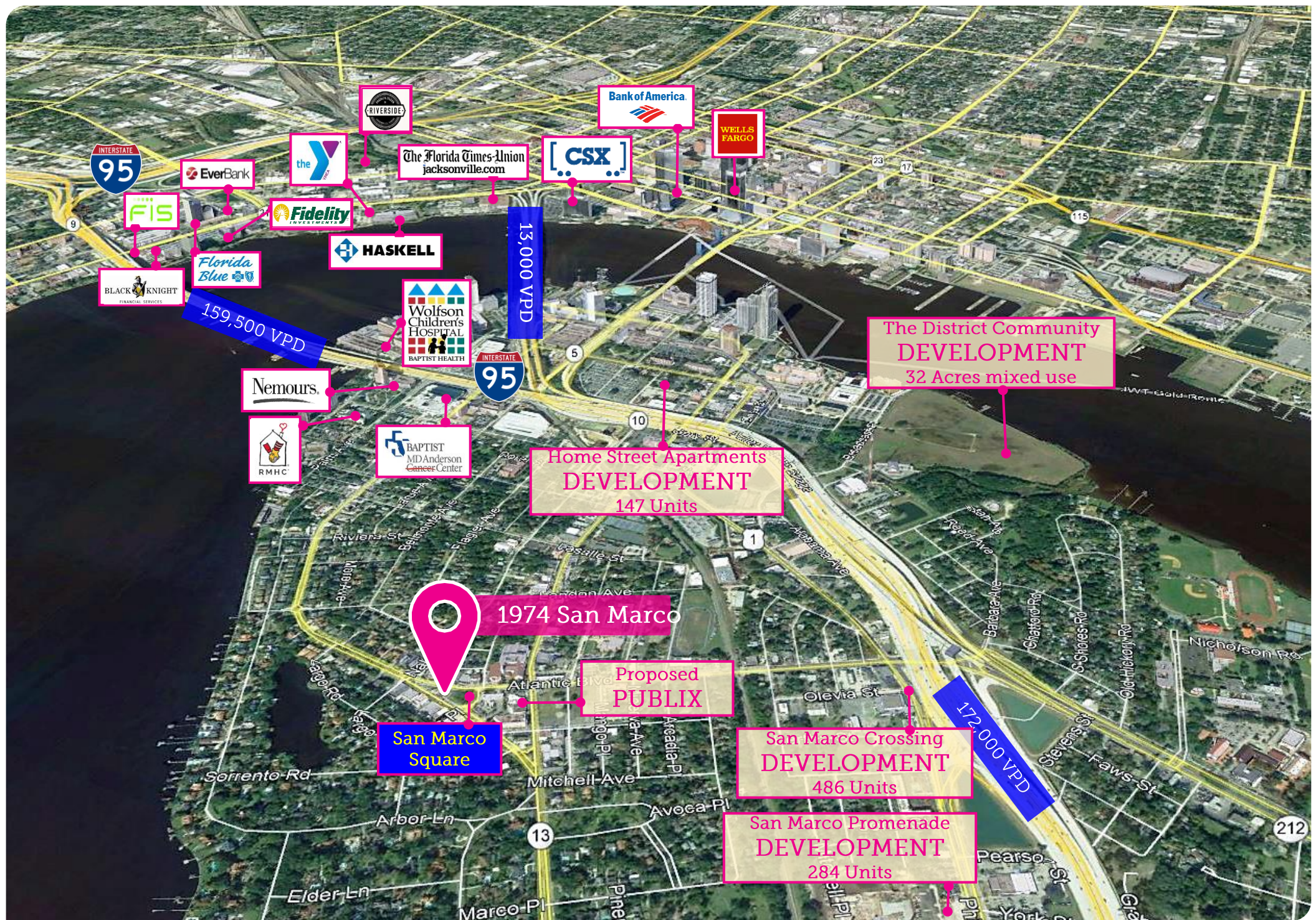
**Home Street Apartments**  
147 Units Apartments



**Proposed Publix & Retail Site**  
20,000 SF of Retail & 30,000 SF Publix



**San Marco Crossings**  
2-Building, 486 Units Housing Community



Site Location

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# San Marco

The destination and point for a dense workplace population.

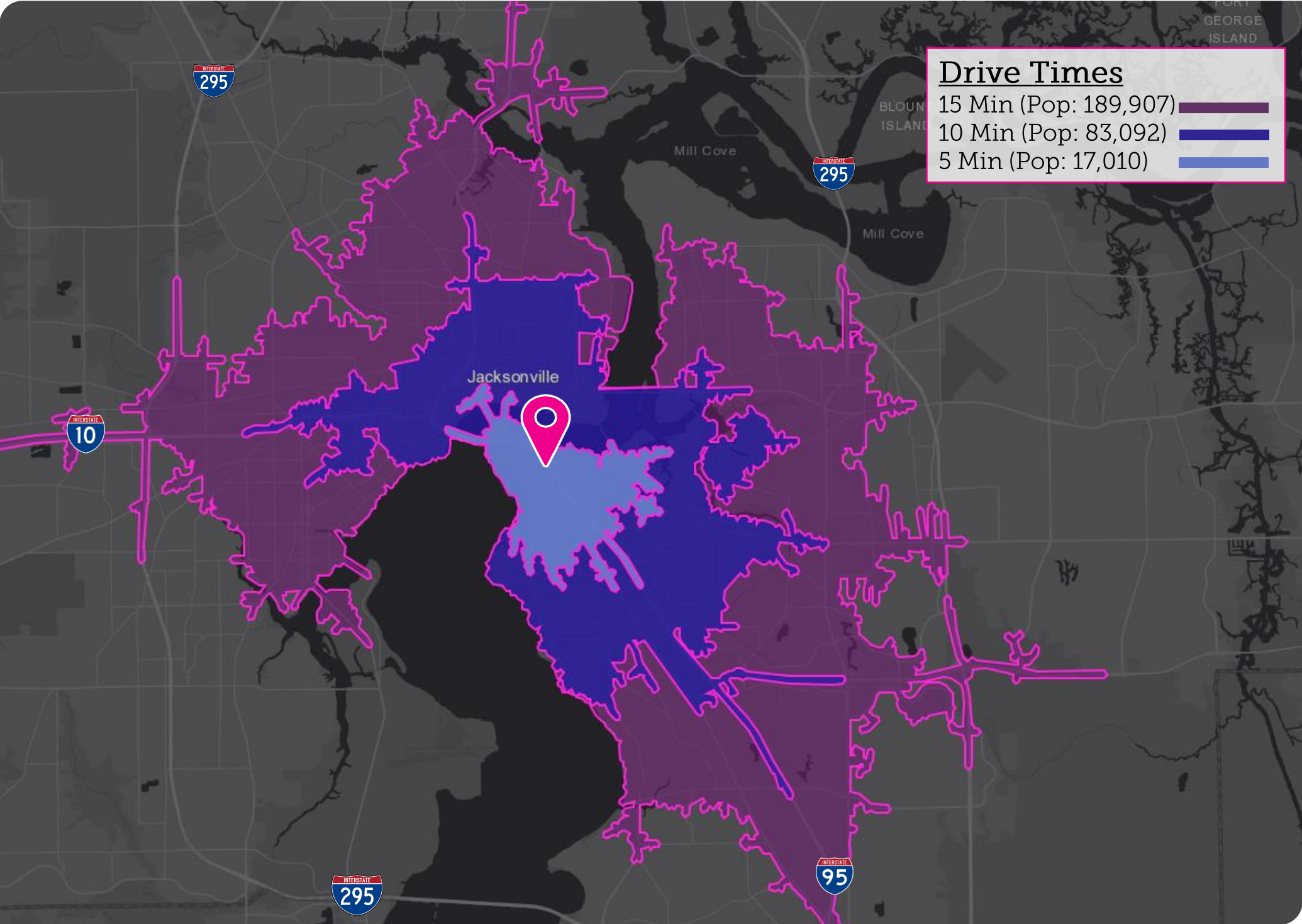
The trade area draws a strong daytime population from those who commute to downtown and live in Jacksonville. 1980 San Marco Blvd serves over 25,309 businesses within a 15-minute drive time, totaling 291,934 workplace employees.

Major employers include:

Business	Employees	Distance
▪ Baptist Health	10,500	6 mins
▪ St. Vincent's Riverside	3,000	10 mins
▪ Black Knight Financial	2,400	6 mins
▪ TIAA Bank	2,000	6 mins
▪ Florida Blue	1,008	6 mins
▪ CSX Corporation	1,500	7 mins
▪ Fidelity National Financial	500	5 mins
▪ FIS	1,200	5 mins












**Drive Times**

15 Min (Pop: 189,907)	█
10 Min (Pop: 83,092)	█
5 Min (Pop: 17,010)	█





		5-Minute Drive	10-Minute Drive	15-Minute Drive
	Population	17,010	100,102	290,009
	Workplace employees	31,867	159,396	292,028
	Average Household Income	\$70,791	\$60,084	\$59,568
	2024 Projected Households	8,620	43,529	129,691
	Bachelors Degree	24.5%	17.4%	18.1%

LIFESTYLE SEGMENT

**16.8%**

Modest Income  
Median Age: 37.0

LIFESTYLE SEGMENT

**13.2%**

Young Professionals  
Median Age: 29.8



# About Prime Realty

Prime Realty is the **premier** commercial real estate brokerage and property management firm in Jacksonville, FL. We service our clients with office, industrial, multi-family and retail property needs.

Prime Realty is a **full-service** team servicing developers, owners, and investors throughout Florida and Georgia. We create value for our clients through our superior process for selecting, developing, managing and marketing commercial real estate.

Our goal is to achieve the **greatest** return on the real estate assets it services. What separates Prime Realty from the average real estate firm is our proven system for success and commitment to operational excellence.

At Prime Realty, our expertise is **unparalleled**. We're comprised of distinguished leaders and innovators from many sectors of the commercial real estate industry who continue to contribute to the Northeast Florida real estate landscape.



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## About the Owner SLEIMAN

We understand retail. In fact, it's our passion. We believe our success is your success too, so we have a long-term outlook for all our properties. If it's a retail space you're interested in, a property you have for sale, or a design and construction need, we are your partner. After all, we have developed over 150 properties in the Southeast and continue to own and manage more than 90 properties. We offer the support of our highly knowledgeable and creative team to make sure we are all successful.

