

# SAN MARCO

## TRAIN STATION

**CONTACT LEASING**

904.242.9000 • INFO@ASHCO-INC.COM



CLASS "A" OFFICE SPACE IN SAN MARCO

# OFFICE SPACE FOR LEASE



~3,200 SQ FT AVAILABLE



### COMPLIMENTARY ANCHORS & NEIGHBORS



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**1440 Hendricks Ave, Jacksonville, FL 32207**  
Zoned: PUD



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CLASS "A" OFFICE SPACE IN SAN MARCO | MARKET ANALYTICS

# HISTORIC SAN MARCO



PLENTY OF PARKING



### MEDIAN INCOME FOR ADJACENT ZIP CODES

DOWNTOWN JACKSONVILLE : **\$40,784**  
POPULATION: **33,306**

TOWN CENTER: **\$46,731**  
POPULATION: **34,876**

WEST SIDE: **\$39,095**  
POPULATION: **59,080**

DUNN AVENUE: **\$40,691**  
POPULATION: **57,772**

### 2023 ESTIMATED DEMOGRAPHICS (5 MILE RADIUS)

LOCATION	VEHICLES PER DAY	POPULATION	AVERAGE HH INCOME	AVERAGE AGE
SAN MARCO TRAIN STATION 1440 Hendricks Ave, Jacksonville, FL 32207	48,000	329,118	\$124,556	38

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## Artistic 'outdoor living room' coming to San Marco



Colorful umbrellas and original artwork could make the Union Hall complex San Marco's new arts district.



Rendering of the new San Marco Train Station/Union Hall complex being designed and developed by AshCo Inc.

**By Marcella Hodgson**  
Resident Community News

Down by the train tracks on Hendricks Avenue, near historic South Jacksonville City Hall, Tiffany Ash wants to create a sort of "artistic outdoor living room," on property that includes two of the neighborhood's historic landmarks, San Marco Train Station and Union Hall.

Ash, who is business manager for AshCo, a family-owned design and development firm located at 1432-1 Hendricks Avenue and owned by the Ashurian family of San Marco, is planning to renovate two formerly nondescript buildings – 3,000-square-foot Union Hall and a 900-square-foot adjacent structure, both located at 1457 Naldo Avenue – with the same kind of artistic whimsy her firm created when it restored its neighboring property at 1431 Hendricks Avenue.

The two-parcel complex, with each parcel owned by a separate entity – San Marco Train Station LLC (1431 Hendricks) and Union Hall LLC (1435 Naldo) – will be designed to "flow" into one another as one complete concept, Ash said. "We're working with the owners of both properties. They've been very cooperative. The concept will fuse modern design with the history of San Marco," she said.

"Our vision has always been to create a fun lifestyle center where people can come and hang out, sit outside, enjoy an ice cream, have lunch, or take a break and just have a good time," she continued.

Union Hall appears to have a rich "union" history, according to the City of Jacksonville property appraiser's website. Prior to its purchase for \$410,000 by San Marco Union Hall LLC in November 2017, Union Hall,

an undistinguished, one-story building, had been owned by Sheet Metal Workers Local 435 Land Company, Inc., and earlier by Operative Plasterers and Cement Masons Local 401.

AshCo's plans to refurbish the building include having a splashy mural painted on its exterior facade, and possibly extending the height of the building, although keeping it at one story. Ash noted her firm is working with several restaurant groups and the property already has city approval to seat 122 patrons. "We are also working with several boutique-style health clubs. That would be great because the people of San Marco are a more educated, health-conscious group," she said.

Parking should be no problem for the new development. Included in the Union Hall plan is a lot with 60 parking spaces, she said.

Adjacent to Union Hall will be a 900-square-foot building that may become a "black and white," fast "grab-n-go" restaurant reminiscent to what is seen in the Wynwood arts district in Miami, a place where developers have taken warehouses and converted them into fun boutiques and artsy hip restaurants, she said. "We're working with an artisan pizza concept, so we are thinking that is the direction it will go."

Also, on the Naldo Street property will be a food truck, decorated with a mural, and several benches made of large trailer treads, similar to those in Wynwood. A small airplane, which will be restored, will fly on a pedestal 12-16 feet in the air outside the "grab-n-go" restaurant.

Connecting the northern border of the two properties will be 50 frames that will hold 100 original canvases created by local

artists, said Ash. The paintings will be selected through a contest judged by San Marco residents that offers a grand prize of \$3,000. The 50 wooden frames will hold canvases facing both sides. The paintings will be rotated after the first six months, she said. To find out more about the art contest, contact Ash at tash@ashcoinc.net.

To add to the location's fancy, the plan will also include a display of floating umbrellas similar to the colorful sunshades that rise above Yoel Moshe Solomon Street in the historic district of downtown Jerusalem or in South America.

"There is nothing like this in Jacksonville right now," Ash explained, noting the theme of the development is innovation, technology, and transportation. "There will be cut-outs with stools, where you can sit outside. We will have a venue for artists if they want to have a band to play outside. We have already spoken with several studios who want to do their performances here," she said, adding that Shawn Pfaffman of First Coast School of Music in San Marco has expressed an interest in holding outdoor concerts on the property.

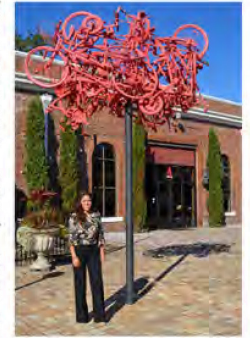
In 2016, AshCo put its artistic mark on the complex with a development located at 1431 Hendricks Avenue, which was deemed to be a convergence of the past, present and future.

Embracing the past, it converted the 110-year-old IEA Utility Building, known as both the Waterworks Building or San Marco Train Station. The building was never owned by a railroad but named as a train station due to its proximity to the railroad tracks. AshCo transformed the building into its corporate offices and La Nopalera, a large eatery.

The development's take on the present is represented by Panera Bread, a 4,000-square-foot restaurant, developed by AshCo in 2013, that sits next door to historic South Jacksonville City Hall. The future is represented through an octagonal glass building, which is currently home to an ice cream store.

Ash said her company expects to complete the Union Hall expansion in the first quarter of 2019, possibly opening as early as April 1.

"We are very excited about not only the preservation aspect, but where San Marco is going. This is going to be a big part of that," she said.



Tiffany Ash, business manager of the design and development firm AshCo, stands beside a whimsical sculpture designed by her sister, Nicole Ash, who also works for AshCo.





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CLASS "A" OFFICE SPACE IN SAN MARCO | SAN MARCO EMPLOYERS MAP



# SAN MARCO EMPLOYERS

The trade area draws a strong daytime population from those who commute to downtown and nearby San Marco and live in Jacksonville. East San Marco will serve more than 7,126 businesses within a 10-minute drive time. Within the last two years, the area has also seen an increase in employees, with a 232,414 total daytime population.

TOP EMPLOYERS	BUSINESS	EMPLOYEES	DISTANCE
	Baptist Health	10,650	4 mins
	Fidelity	1,200	2 mins
	One Call	1,970	3 mins
	TIAA Bank	1,500	2 mins
	Florida Blue	5,700	4 mins
	VyStar	1,410	5 mins
	CSX	2,900	5 mins
	Haskell	1,700	4 mins

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# SAN MARCO RESIDENTIAL

Most walkable and pedestrian friendly enclaves of Jacksonville.



1. San Marco Promenade	284 Units	Open
2. The Station at San	284 Units	Open
3. The Lofts at San Marco	172 Units	Open
4. SOBA	147 Units	Open
5. Broadstone River	264 Units	Open
6. Lot J & The Shipyards	700 Units	Proposed
7. Berkman Plaza PH II	206 Units	Open
8. Ambassador Place	138 Units	Open
9. The Strand	295 Units	Open
10. The Residences at	107 Units	Open
11. Hyatt Place	127 Units	Open
12. Lofts at Jefferson	133 Units	Open
13. Lofts at LaVilla	108 Units	Open
14. Florida Times Union		Development opportunity
15. Vista Brooklyn	308	Open
16. Lofts at Brooklyn	133 Units	Open
17. Residence Inn	136 Units	Under construction
18. Riverside St. Johns	110 Units	Open
19. Former Courthouse & City		Development opportunity
20. Lofts at Monroe	108 Units	Open
21. The Glass Factory	79 Units	Under construction
22. 180 Riverside	1,049 Units	Proposed
23. Park Place at San	143 Units	Under construction
24. Southbank Crossing	270 Units	Under construction
25. Home2 Suites by	100 Units	Under construction





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CLASS "A" OFFICE SPACE IN SAN MARCO | SAN MARCO SURROUNDING MAP



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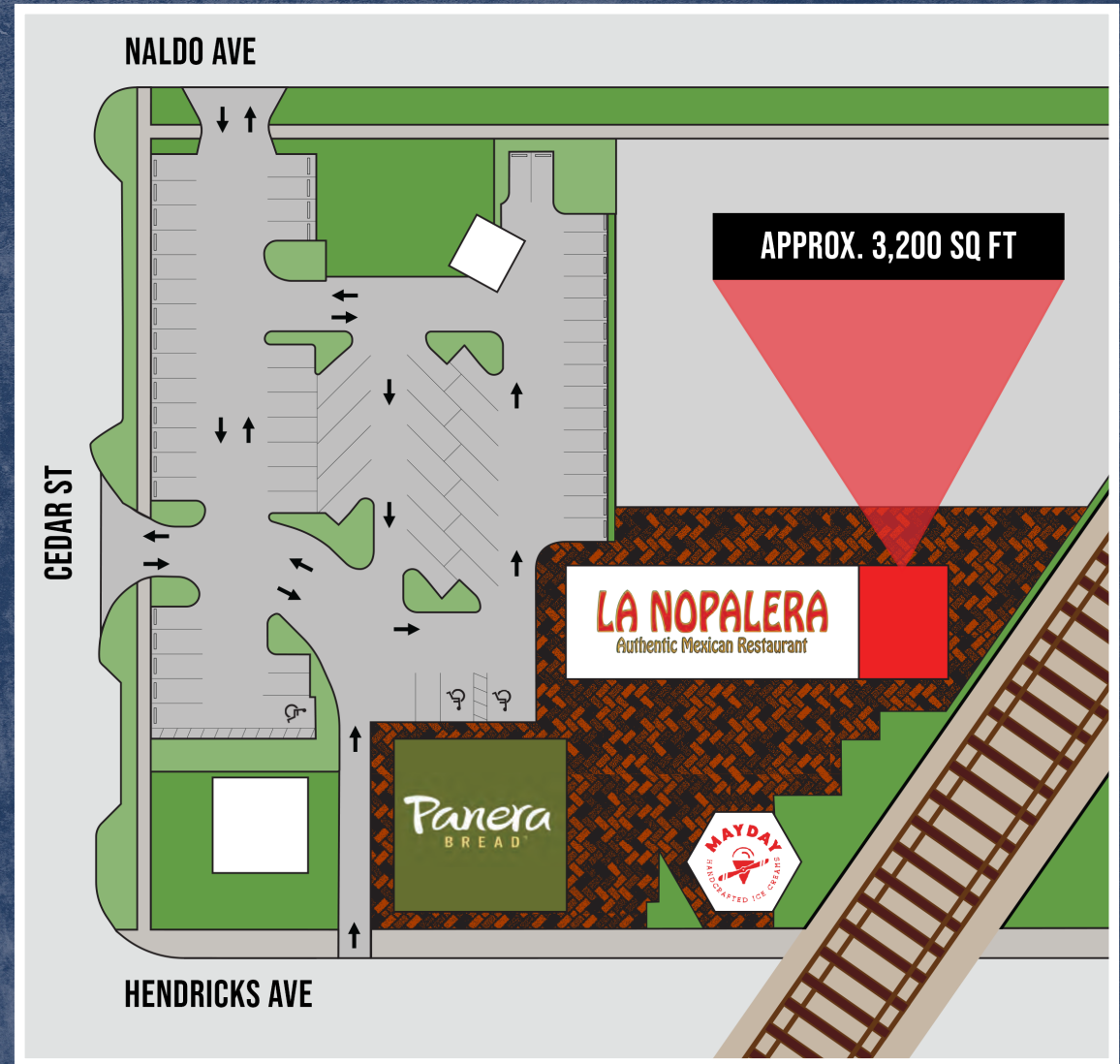


# SAN MARCO TENANT LAYOUT

**Medical | Retail | Restaurant |  
Office Space Available**

Join Panera Bread, La Nopalera, and Mayday Ice Cream in one of the top-income communities of Jacksonville, with an average income of \$124,000. Historic San Marco is just minutes away from Downtown Jacksonville. With Incredible dining, upscale clothing boutiques, vibrant nightlife, charming historic homes, sensational art galleries, and the San Marco Movie Theatre.

1	Panera Bread	approx. 4,000
2	La Nopalera	approx. 8,500
3	Space for lease	approx. 3,200
4	Mayday Ice Cream	approx. 1,200





# JACKSONVILLE, FL



**#1 most populous city in Florida and #10 most populous in the USA according to the US Census.**



38 median age.



28 countries represented through companies in the region.



25 minutes average commute time is less than other major U.S. cities.



No taxes on corporate franchises inventory foreign, or personal income.



83,700 working adults.



#1 school district in Florida. The Florida Department of Education has ranked St. Johns County the top school district in Florida for nine years in a row.



Experience any lifestyle. Our region provides nearly every lifestyle imaginable - beach living, vibrant downtown, amenity-filled suburbs, rural farming, and quaint historic Main Streets - helping Jacksonville to be ranked one of the country's "super cool" cities by Expedia.



220 days of sunshine.



Home to fortune 500 headquarters, thriving business, and startups, Jacksonville is growing twice as fast as the rest of the nation and is ranked #7 Best City Job for Seekers by Money Magazine.

Our region is a great place to experience a spectacular climate, excellent quality of life, wonderful outdoor recreational opportunities, and abundant sports, arts, and cultural amenities. In Jacksonville, the possibilities are endless.

Source: <https://jaxusa.org/why-jax/area-overview>

## TOP EMPLOYERS IN THE JAX REGION





## ABOUT ASHCO

For us, real estate is more than buildings. We focus on the outcomes that matter most, and that is to fulfill individual business owners' dreams of a prime location and an inviting environment for their clients to enjoy and look forward to going to. It's about real estate and your local neighborhood.

We deliver what you need to make your life better with roots in a family business that date back 50 years, Ashco has leveraged innovative architectural design and the power of where to positively impact neighborhoods and communities, as well as the well-being of the people who come in contact with them. Our construction company works exclusively with our tenants, and together we build the future of retail. In today's world retail atmosphere needs to be unique and inviting.



Ashco Board is proud to support  
the following organizations

