

637 PARK STREET

JACKSONVILLE, FLORIDA

NORTHEAST FLORIDA LETTER CARRIERS

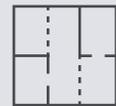




637 PARK
STREET

JACKSONVILLE, FLORIDA

Property Overview



4,182 ± SF
Available



Building
Signage rights



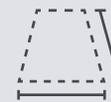
\$16.50 + NNN
Lease Rate



40
Gated, parking
spaces



Proximity
to I-95 & I-10



[Click here
for floor plan](#)

For Sale **\$1,200,000**

Trail of Growth

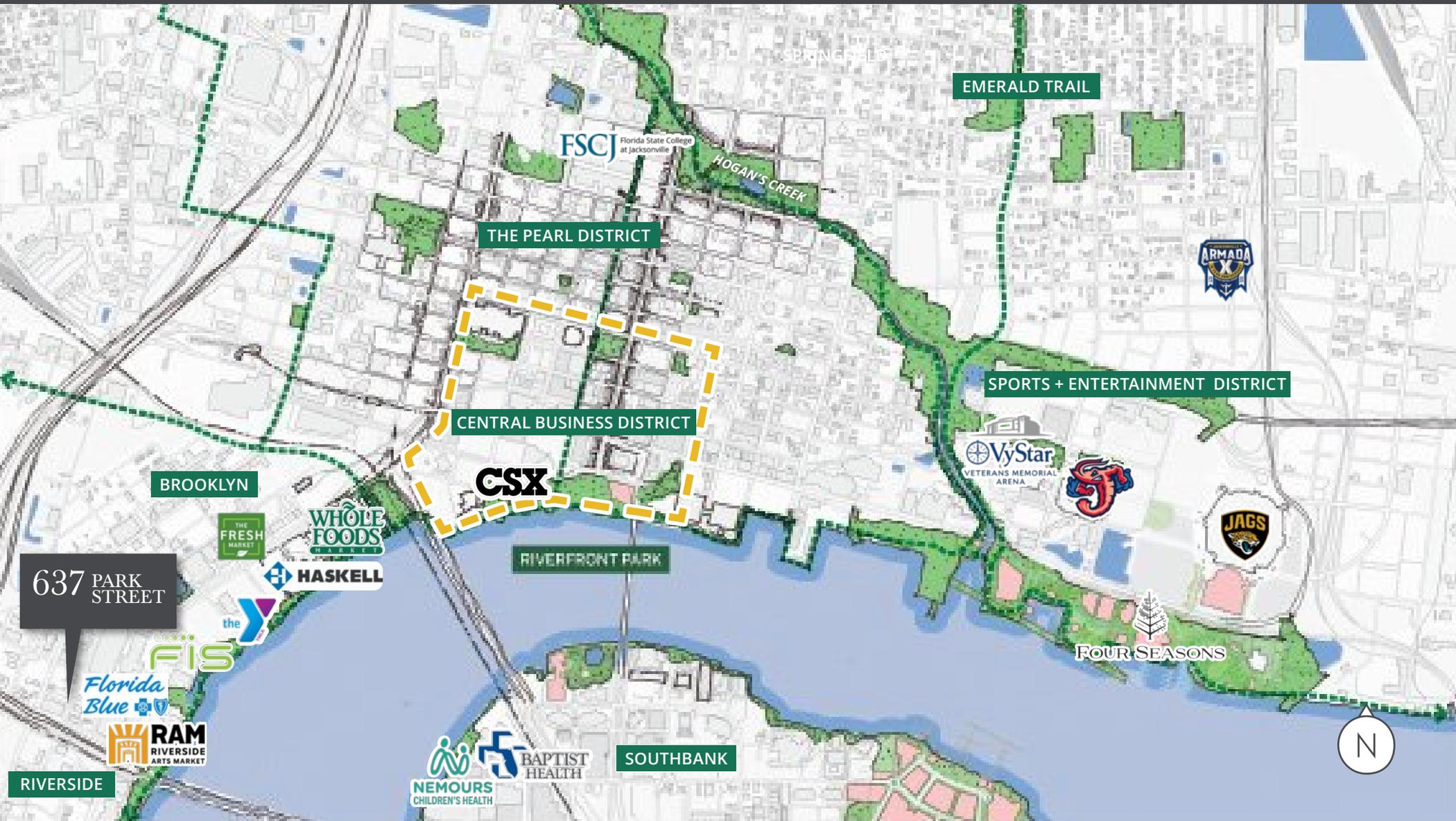
Emerald Trail

30-miles of trails, greenways and parks encircling the urban core and connecting 14 historic neighborhoods to downtown. The trail links to 16 schools, 3 colleges, 21 parks and a plethora of destinations, restaurants, retailers and businesses.

Hogan's Creek

2.6 miles of freshwater creek connecting Jacksonville's Riverwalk and the Sports & Entertainment District to Springfield and its historic parks including Klutho Park and Springfield Park.

 CBD Boundary  Emerald Trail



Downtown Jacksonville

18.5M VISITORS ANNUALLY

2M MORE VISITORS THAN ST. JOHNS TOWN CENTER



\$517M in season revenue (2023)
67,681 spectators in average home game attendance (2023)



75 home games in the 2023 season
5,100 in average game attendance



37 home games in the 2022-2023 season
7,749 in average game attendance-- the highest in ECHL (2023)



28 concerts held in 2022
656,134 in annual attendance



150+ events held annually
\$16M in economic impact during 2021-2022



VENUE	# OF EVENTS
EverBank Field	245
Center for the Performing Arts	224
Convention Center	200
Vystar Veterans Memorial Arena	128
Ritz Theater	86
121 Financial Ballpark	83
Daily's Place	31

351K AVERAGE WEEKLY VISITS



POPULATION

97.5% residential occupancy rate

72.2% of the population has a four year degree or higher

53% residents between 25-54 years old

50% increase in multifamily residential growth during the last 10 years

OFFICE

3 Fortune 500 headquarters

2,400 businesses in downtown

64% of employees downtown have an annual income of \$80,000+

54% of employees live less than 20 minutes from downtown

65,119 daytime employees

EDUCATION

3 major college campuses downtown

1 law school

\$300M proposed UF Tech & Innovation Campus

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 office space Downtown

245K SF retail space under construction

1,580 multifamily units under construction

637 PARK
STREET

JACKSONVILLE, FLORIDA

NORTHEAST FLORIDA LETTER CARRIERS



Matthew Clark
Senior Vice President
+1 904 861 1139
Matthew.Clark@colliers.com

Sam Middlekauff
Senior Associate
+1 904 861 1139
Sam.Middelkauff@colliers.com

Olivia Steinemann
Senior Associate
+1 904 861 1139
Olivia.Steinemann@colliers.com



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). ©2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC LISTING ID: 1133026