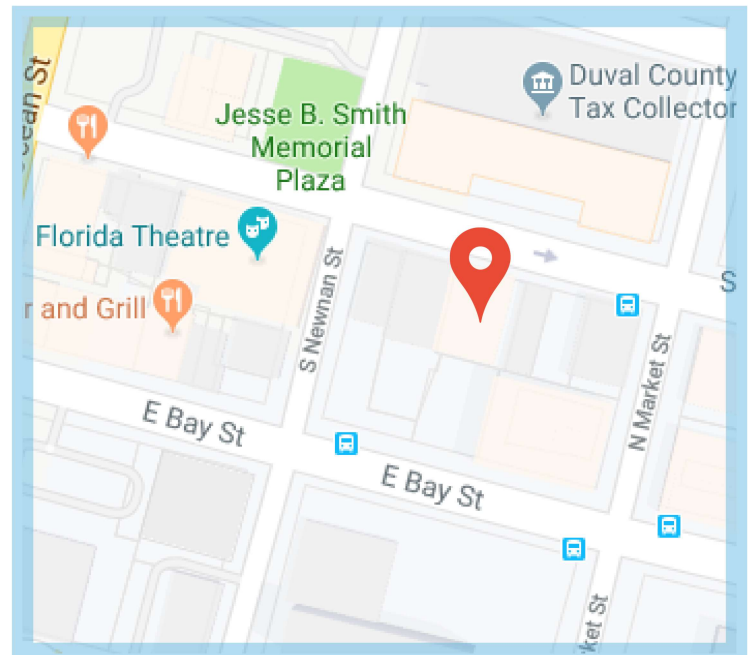




## PROPERTY DESCRIPTION

- ▶ First Floor Unit Available with Private Entrance
  - ▶ 222: Approx. 2,237 SF
- ▶ Full Service Lease Rate: \$19 PSF/YR
- ▶ One of Downtown's Oldest Buildings
- ▶ On and Off-Site Parking Available
- ▶ Features Include a Full Kitchen, Natural Light, Exposed Beams & Exposed Brick throughout!
- ▶ Conveniently Located in the Heart of Downtown Jacksonville, Just Blocks Away from the River
- ▶ ± 70,000 1-Mile Daytime Population







## ABOUT

This first-floor unit with its own private entrance is now available for lease in the heart of Downtown Jacksonville! The space boasts a full kitchen, natural light, exposed beams and exposed brick throughout. Conveniently located near the Main Street bridge and just blocks away from the St. John's River, The Livery Building is a short walk from local restaurants and the iconic Florida Theater. Parking is available both on-site and off-site (off-site parking only a block away!).

## INTERIOR PHOTOS







## DEMOGRAPHICS

### POPULATION

2024 Total Population:	11,389	88,899	221,346
Median Age:	42	39	39

### HOUSEHOLDS

2024 Total Households:	4,752	38,364	92,129
Average Household Income:	\$35,374	\$35,640	\$42,747