

HUTCHINSON-SUDDATH BUILDING

315 EAST BAY STREET, JACKSONVILLE, FL 32202



OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	22,727 SF
Available SF:	4,547 SF
Lot Size:	5.227 Acres
Year Built:	1907
Renovated:	2023
Zoning:	CCBD
Market:	Jacksonville
Submarket:	Downtown

PROPERTY OVERVIEW

In the heart of downtown Jacksonville, this fully furnished property offers an exceptional leasing opportunity in the thriving CCBD (Commercial Central Business District). Boasting a prime location just minutes from the renowned VyStar Veterans Memorial Arena, the property provides unparalleled convenience for entertainment and business engagements alike. Its strategic position within this bustling district presents an ideal setting for tenants seeking to establish a prominent presence in the city's dynamic commercial landscape.

PROPERTY HIGHLIGHTS

- Located in the heart of downtown
- Fully furnished
- Minutes from VyStar Veterans Memorial Arena
- Zone CCBD (Commercial Central Business District)

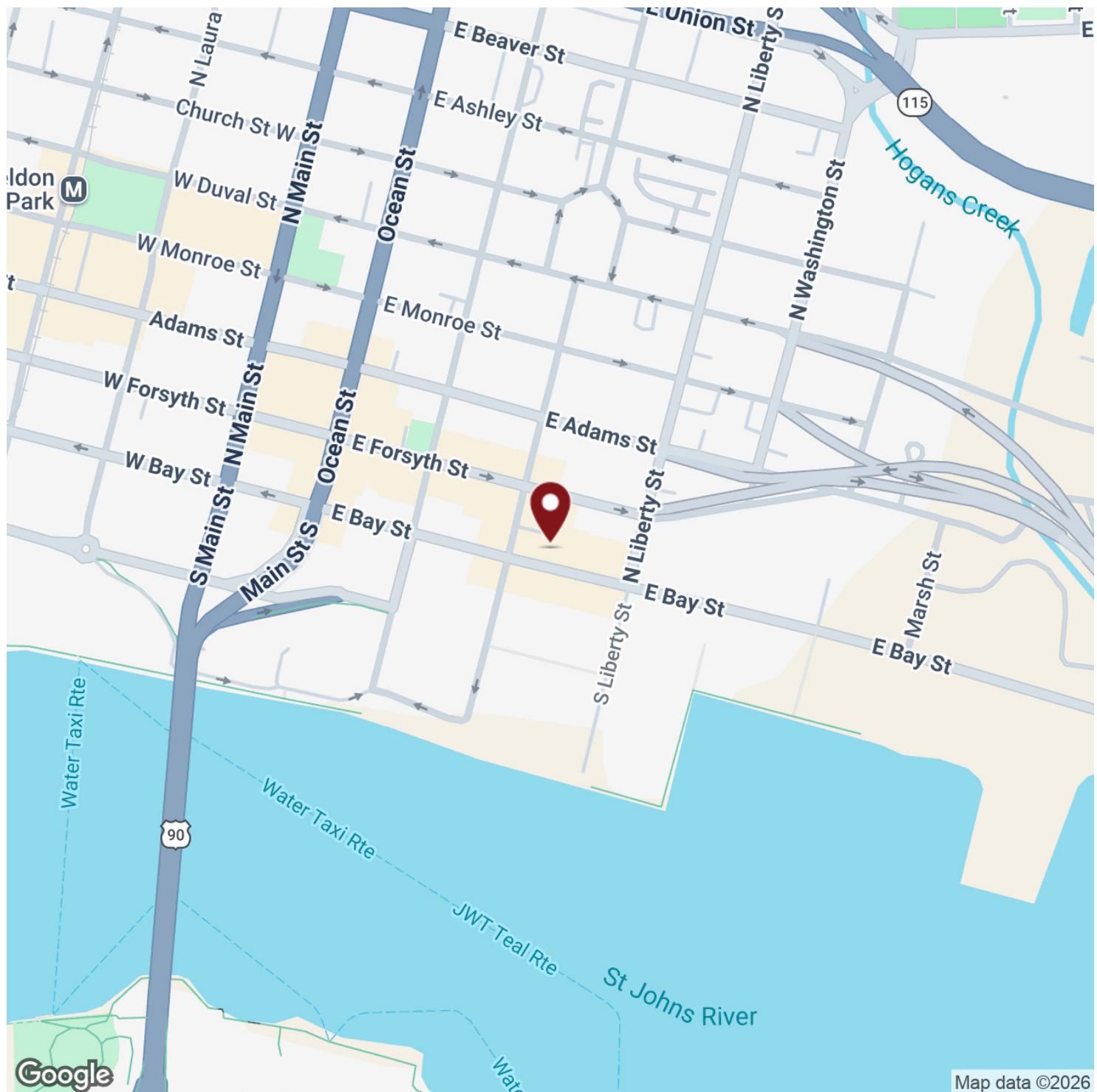
JORDAN HOOTEN

904.207.3456

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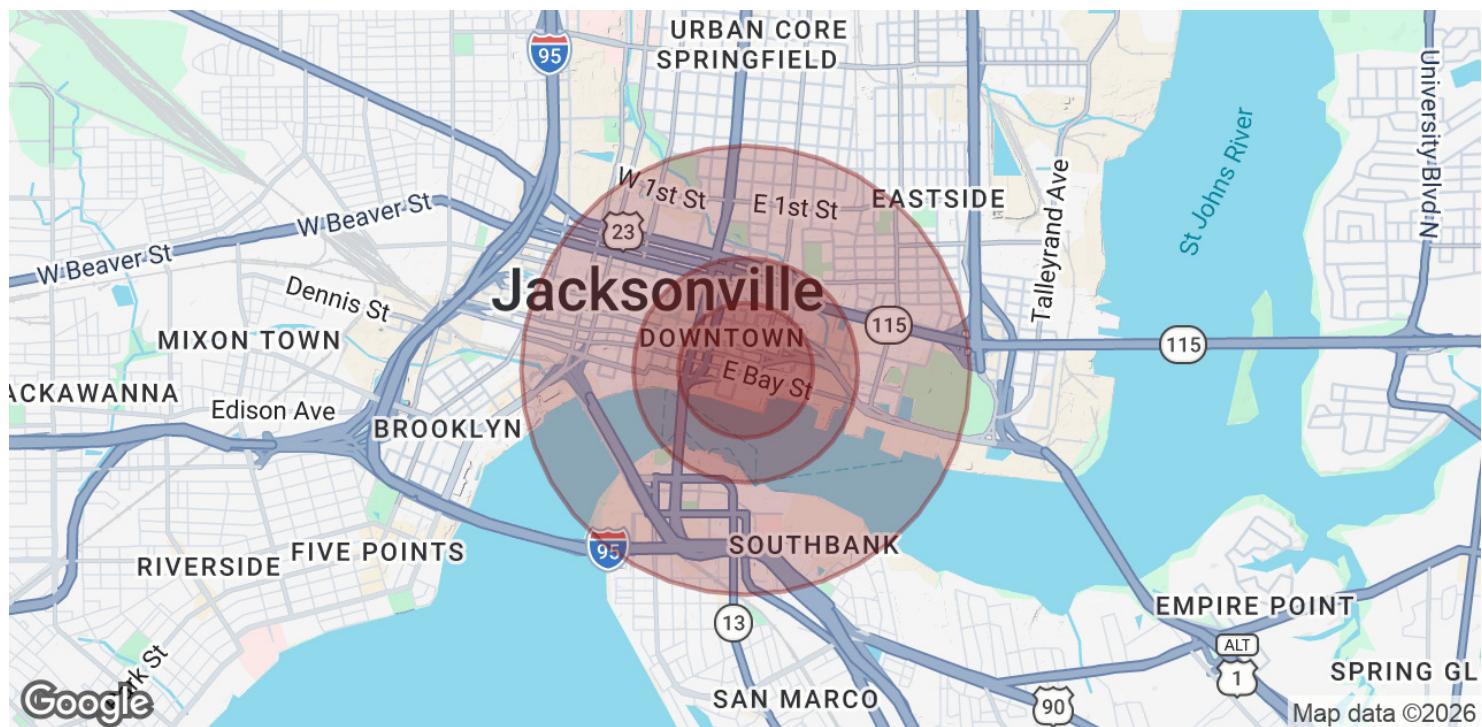
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,827	5,367	10,447
Average Age	43	43	43
Average Age (Male)	39	40	41
Average Age (Female)	52	51	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	646	1,537	4,268
# of Persons per HH	4.4	3.5	2.4
Average HH Income	\$27,649	\$32,379	\$46,700
Average House Value	\$128,816	\$157,322	\$231,471

Demographics data derived from AlphaMap

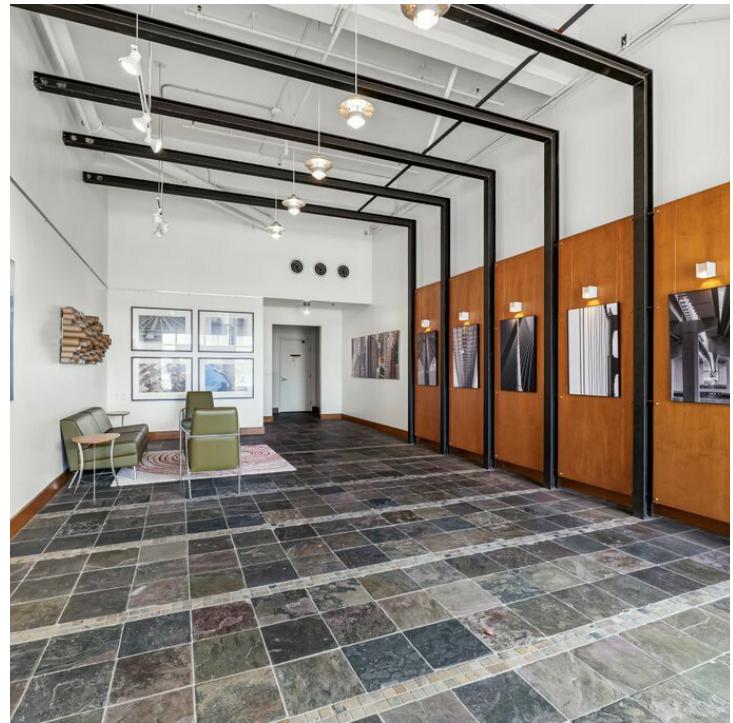
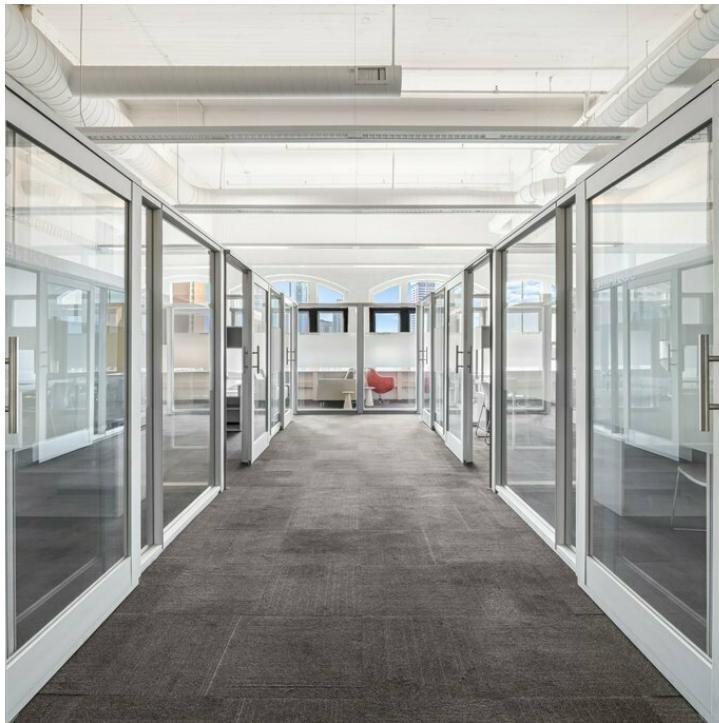
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