



## Prime Mixed Use Commercial Buildings Downtown Jacksonville

**112 & 120 E FORSYTH ST JACKSONVILLE**

**FOR SALE  
\$2,999,000**

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Marketing  
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### PROPERTY FEATURES

- Prime Mixed-Use Commercial Buildings in the Heart of Downtown Jacksonville
- Strategically positioned along E Forsyth St, adjacent to the famous Florida Theater and surrounded by a dynamic blend of restaurants, entertainment venues, office towers, hotels, and new residential development.
- Zoning: Central Core Business District (CCBD) – City of Jacksonville, allowing for a wide range of high-density mixed-use development opportunities
- Located within both an Opportunity Zone and Downtown Jacksonville CRA District, providing significant potential redevelopment and investment incentives
- (2) Buildings featuring ~13,400+ RSF – Block Construction – 10+ Ceiling Heights
- Highly walkable urban location just minutes from EverBank Stadium, Vystar Arena, Vystar Ballpark, restaurants, entertainment venues, and cultural attractions

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# ENGEL & VÖLKERS®



Positioned in the heart of Downtown Jacksonville's vibrant urban core, 112 & 120 E. Forsyth Street presents an exceptional opportunity to acquire two historic mixed-use commercial buildings along one of the city's most recognizable and highly trafficked corridors. Located adjacent to the iconic Florida Theatre and surrounded by a dynamic blend of restaurants, entertainment venues, office towers, hotels, and new residential development, the property offers unmatched visibility and long-term upside in one of Florida's fastest-growing downtown markets. Originally constructed in the early 1900's, these 13,400+ RSF commercial buildings features classic historic architecture, exposed brick walls and flexible floor plans ideally suited for a wide range of uses including restaurant, hospitality, entertainment, creative office, retail, event venue, nightlife, or mixed-use redevelopment. The property is currently offered in shell condition, providing investors, developers, and owner-users with a rare blank canvas to create a signature destination in Downtown Jacksonville.

The property is zoned Central Core Business District (CCBD) – City of Jacksonville, allowing for a wide range of high-density mixed-use development opportunities. Additionally, the site is located within both an Opportunity Zone and the Downtown Jacksonville CRA District, providing significant potential redevelopment and investment incentives for investors and developers seeking to capitalize on the continued revitalization of the downtown core. Situated along historic Forsyth Street, the property benefits from exceptional walkability and immediate proximity to Jacksonville's premier entertainment and business

destinations including the EverBank Stadium, Vystar Arena, Vystar Ballpark, Downtown Northbank district, the Jacksonville Riverwalk, major corporate offices, hotels, and public venues. The surrounding area continues to experience substantial public and private investment, positioning the asset to capitalize on the continued growth and transformation of Downtown Jacksonville. This is a rare opportunity to acquire prominent historic commercial buildings in a premier downtown location with significant repositioning, redevelopment, and value-add potential.



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## 120 E FORSYTH ST

JACKSONVILLE, FL 32202

### DEMOGRAPHICS OVERVIEW

— 1 MILE RADIUS    - - - 3 MILE RADIUS

	1 MILE	3 MILE
<b>POPULATION</b>	24,429	111,281
<b>HOUSEHOLDS</b>	13,077	52,690
<b>AVERAGE HOUSEHOLD INCOME</b>	\$90,525	\$86,239
<b>MEDIAN AGE</b>	33.6	34.8
<b>DAYTIME EMPLOYMENT</b>	49,449	104,124

**STRATEGIC DOWNTOWN LOCATION**  
Surrounded by a strong and growing population, businesses, retail, entertainment and cultural attractions.

**WALKABLE TO RESTAURANTS, OFFICES, HOTELS & ENTERTAINMENT**

**LOCATED IN AN OPPORTUNITY ZONE AND DOWNTOWN JACKSONVILLE CRA**

**STRONG DAYTIME POPULATION AND EMPLOYMENT BASE**

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