

FOR LEASE

First & Main

1100 N MAIN ST JACKSONVILLE, FL 32206



CALL FOR PRICING

Property Highlights



LICENSED REAL ESTATE BROKER



RETAIL



12,394 TOTAL
SQ FT



ZONED
CCG-S



SPRINGFIELD
AT 1ST ST &
MAIN ST

Exceptional standalone retail space positioned at the signalized intersection of 1st Street and Main Street at the gateway to Jacksonville's premier historic urban neighborhood. This versatile 12,369 SF property features new floor-to-ceiling glass storefronts providing abundant natural light throughout, one commercial roll-up door, and an open floor plan. Directly adjacent to a \$55M mixed-use development completed in 2025 with 200+ luxury apartment units and ground-floor retail, the property offers unmatched visibility and convenient parking with free street parking plus a 45-space garage.



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- 12,394 SF RETAIL AVAILABLE
- AMPLE FREE PARKING (45 PARKING GARAGE)
- COMMERCIAL ROLL UP DOOR
- LARGE WINDOWS WITH ABUNDANT NATURAL LIGHT
- AT LIGHTED INTERSECTION ON 1ST STREET & MAIN STREET
- POSITIONED AT THE ENTRANCE OF ONE OF JACKSONVILLE'S
- MOST POPULAR URBAN NEIGHBORHOODS
- ADJACENT TO \$55M MIXED-USE DEVELOPMENT: 200+ APARTMENT UNITS WITH LUXURY AMENITIES & GROUND FLOOR RETAIL SPACE - BUILT IN 2025



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Market Overview



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MAJOR EMPLOYERS

32206 STATS:

- MEDIAN HOME SALE PRICE: \$396.5K
- 6.5% POPULATION INCREASE IN 2025
- MEDIAN AGE: 36 YEARS

TRADE AREA:

- 1,009,833 POPULATION
- 1.2% INCREASE IN JOB GROWTH
- COST OF LIVING 7.1% BELOW NATIONAL AVERAGE
- MEDIAN HOUSEHOLD INCOME GROWTH 4.43%

DOWNTOWN JACKSONVILLE'S CONSTRUCTION SURGE: \$8.8 BILLION IN PROJECTS" RESHAPE URBAN LANDSCAPE"

- DOWNTOWN INVESTMENT AUTHORITY

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Springfield Overview #1



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DISCOVER SPRINGFIELD: *DOWNTOWN'S CLOSEST NEIGHBOR*

STEP INTO A NEIGHBORHOOD RICH IN HISTORY AND OPPORTUNITY. IN 1869, JACKSONVILLE'S FIRST NEIGHBORHOOD BEGAN AS RURAL LAND THAT HAS BLOSSOMED INTO A DISTINGUISHED HISTORIC DISTRICT SPANNING 119 CITY BLOCKS IN SLIGHTLY LESS THAN ONE SQUARE MILE. WITH ITS MAGNIFICENT CANOPY OF ANCIENT OAKS AND STUNNING COLLECTION OF PRESERVED VICTORIAN ARCHITECTURE, SPRINGFIELD OFFERS RETAILERS THE RARE CHANCE TO ESTABLISH THEIR BUSINESS WITHIN AN AUTHENTIC HISTORIC SETTING WHILE ENJOYING THE CONVENIENCE OF BEING ONE BLOCK FROM DOWNTOWN JACKSONVILLE.



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Springfield Overview #2



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DISCOVER SPRINGFIELD:

JACKSONVILLE'S MOST CHARMING RETAIL OPPORTUNITY

AS JACKSONVILLE EXPERIENCES MAJOR DOWNTOWN DEVELOPMENT MOMENTUM, SPRINGFIELD STANDS PERFECTLY POSITIONED TO BENEFIT FROM THIS URBAN RENAISSANCE. THE NEIGHBORHOOD'S ACTIVE PRESERVATION SOCIETY HAS MAINTAINED THE AREA'S HISTORIC CHARM, WHILE NEW BUSINESSES DEMONSTRATE THE COMMUNITY'S EMBRACE OF QUALITY RETAIL ESTABLISHMENTS. WITH ITS WALKABLE TREE-LINED STREETS, ENGAGED RESIDENTIAL COMMUNITY, AND PROXIMITY TO MAJOR EMPLOYMENT CENTERS, SPRINGFIELD OFFERS RETAILERS THE IDEAL COMBINATION OF CHARACTER, STABILITY, AND GROWTH POTENTIAL THAT'S INCREASINGLY RARE IN TODAY'S MARKET.



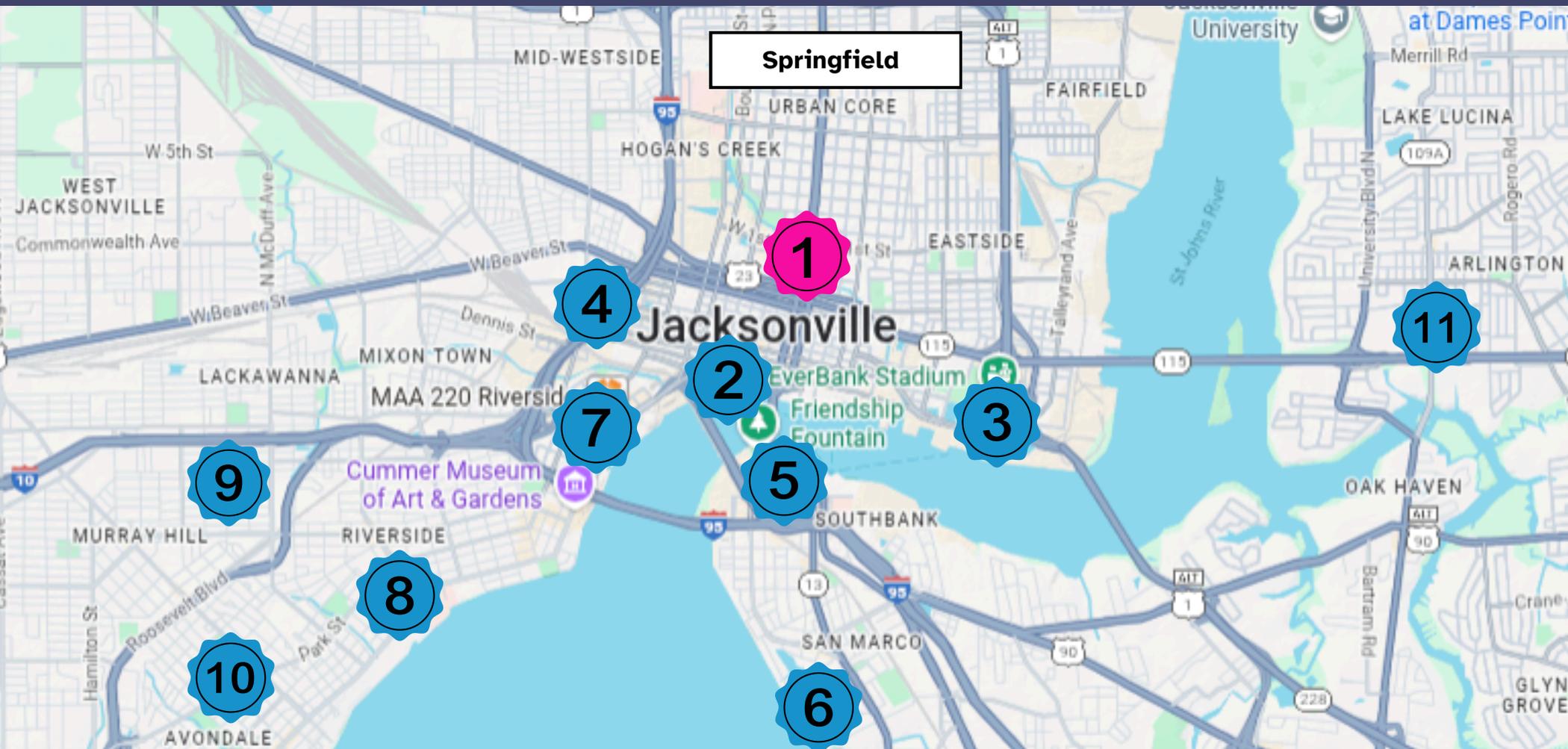
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320 1ST ST N, JACKSONVILLE BEACH, 32250

Map



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#1 SUBJECT PROPERTY
#2 CENTRAL BUSINESS DISTRICT
#3 SPORTS / ENTERTAINMENT DISTRICT

#4 LAVILLA
#5 SOUTHBANK
#6 SAN MARCO

#7 BROOKLYN
#8 RIVERSIDE
#9 MURRAY HILL

#10 AVONDALE
#11 ARLINGTON

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Aerial Map



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Downtown

Corner on Main

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