



PROPERTY DESCRIPTION

- ▶ Lease Rate: \$17 PSF/YR + NNN
- ▶ 1,700 SF Retail Space Available
- ▶ Excellent Location in Historic Springfield with Crispy's, The Block Skate Supply, 1748 Bakehouse, and Social Grounds Coffee on the Block
- ▶ Hard Corner, Lighted Intersection
- ▶ 13,127 ± Cars Per Day on Main Street
- ▶ 10,700 ± Cars Per Day on 8th Street





ABOUT

Join 1748 Bakehouse, Kindred Springfield, & Meta Earth in this landmark historic building! Beautiful building with high visibility at the corner of Main and 8th Streets in Historic Springfield. Located on the best block of the neighborhood.

INTERIOR PHOTOS



AERIAL VIEW





LOCATION DETAILS

- ▶ Located in Booming Historic Springfield
- ▶ Hard Corner, Lighted Intersection
- ▶ Crispy's, Reddi Arts, Stumpy's Hatchet House, 1748 Bakehouse, & More on the Same Block!
- ▶ Located Directly on Main Street In Close Proximity to Downtown Jacksonville
- ▶ 200 Unit Luxury Apartment Complex (Under Construction) 7 Blocks Away

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2023 Total Population:	15,916	86,474	218,620
Median Age:	40	40	39
HOUSEHOLDS			
2023 Total Households:	6,383	35,864	90,079
Average Household Income:	\$30,667	\$33,377	\$41,514