

RETAIL FOR LEASE

40 EAST ADAMS ST, JACKSONVILLE FL, 32202



PRICE: \$20/SF + NNN

Property Overview



AVAILABLE
1,220 SF



LOCATION:
DOWNTOWN JAX

Discover an exceptional leasing opportunity on the first floor of the iconic Jessie Ball duPont Center. This fully glass-fronted Class A retail space sits at the prominent corner of Ocean Street and Adams Street—a lighted intersection in the pulse of downtown Jacksonville.

This space offers retailers a rare chance to establish their brand in a rapidly growing corridor that's adding vibrancy, foot traffic, and walkability to the urban core. Ideal for a quick service cafe or a grab & go food/beverage business seeking to be part of downtown Jacksonville's exciting retail renaissance.



FOR LEASE

40 EAST ADAMS ST, JACKSONVILLE FL, 32202

Space Highlights

- CLASS A RETAIL OPPORTUNITY
- FLOOR-TO-CEILING GLASS FRONTAGE OFFERING MAXIMUM VISIBILITY AND NATURAL LIGHT
- LARGE COVERED PATIO AREA
- CORNER POSITION AT A HIGH-TRAFFIC, ILLUMINATED INTERSECTION
- SURROUNDED BY THRIVING BARS AND RESTAURANTS WITHIN EASY WALKING DISTANCE
- DIRECT ACCESS TO MAJOR THOROUGHFARES: MAIN STREET BRIDGE, ACOSTA BRIDGE, AND EQUIDISTANT PROXIMITY TO I-95, I-10, AND ARLINGTON EXPRESSWAY



FOR LEASE

40 EAST ADAMS ST, JACKSONVILLE FL, 32202

Points of Interest Map



LICENSED REAL ESTATE BROKER

#1 40 E ADAMS ST

#2 CENTRAL BUSINESS DISTRICT

#3 SPORTS / ENTERTAINMENT DISTRICT

#4 LAVILLA

#5 SOUTHBANK

#6 SAN MARCO

#7 BROOKLYN

#8 RIVERSIDE

#9 MURRAY HILL

#10 SPRINGFIELD



FOR LEASE

40 EAST ADAMS ST, JACKSONVILLE FL, 32202

Market Overview

KEY DOWNTOWN JACKSONVILLE DEVELOPMENTS:

- FOUR SEASONS HOTEL & \$2M MARINA PROJECT
- PEARL SQUARE \$700M MIXED-DEVELOPMENT PROJECT
 - PUBLIX ANCHOR
- NFL JACKSONVILLE JAGUARS \$1.4B STADIUM UPGRADES
- RIVERFRONT PLAZA \$38M RETAIL & RECREATION PROJECT

HOUSING UNITS IN 32202

- TOTAL UNITS: 2,789
- OCCUPIED UNITS: 85%
- STRUCTURE TYPE: 88% ARE MULTI-UNIT, AND THE REMAINDER ARE SINGLE-UNIT STRUCTURES
- UNITS UNDER CONSTRUCTION: 2,131

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

- DOWNTOWN INVESTMENT AUTHORITY

Market Overview



LICENSED REAL ESTATE BROKER

KEY DOWNTOWN JACKSONVILLE EMPLOYMENT DATA:

- 56,000 EMPLOYEES
- MORE THAN 2,400 BUSINESSES INCLUDING FORTUNE 500
- MAJOR EMPLOYERS: CSX, UF HEALTH, FIDELITY, VYSTAR, BANK OF AMERICA, TIAA BANK, HASKELL, SUDDATH, FIS, BAPTIST MEDICAL

FOOD/BEVERAGE WITHIN ONE MILE

- DOROTHY'S DOWNTOWN
- JACKSONVILLE COFFEE COMPANY
- HARDWICK'S BAR
- SPLIFF'S GASTROPUB
- RUBY BEACH BREWING
- OVER 30 FOOD/BEVERAGE COMPANIES

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

- DOWNTOWN INVESTMENT AUTHORITY

FOR LEASE

40 EAST ADAMS ST, JACKSONVILLE FL, 32202

Jessie Ball duPont Center



ABOUT THE JESSIE BALL DUPONT CENTER

THE JESSIE IS A COLLABORATION SPACE AND GATHERING PLACE FOR NONPROFITS AND COMMUNITY MEMBERS. WE EMPOWER COMMUNITY LEADERS, FACILITATE PARTNERSHIPS AND PROVIDE CULTURAL ENRICHMENT IN THE HEART OF DOWNTOWN JACKSONVILLE, FLORIDA.



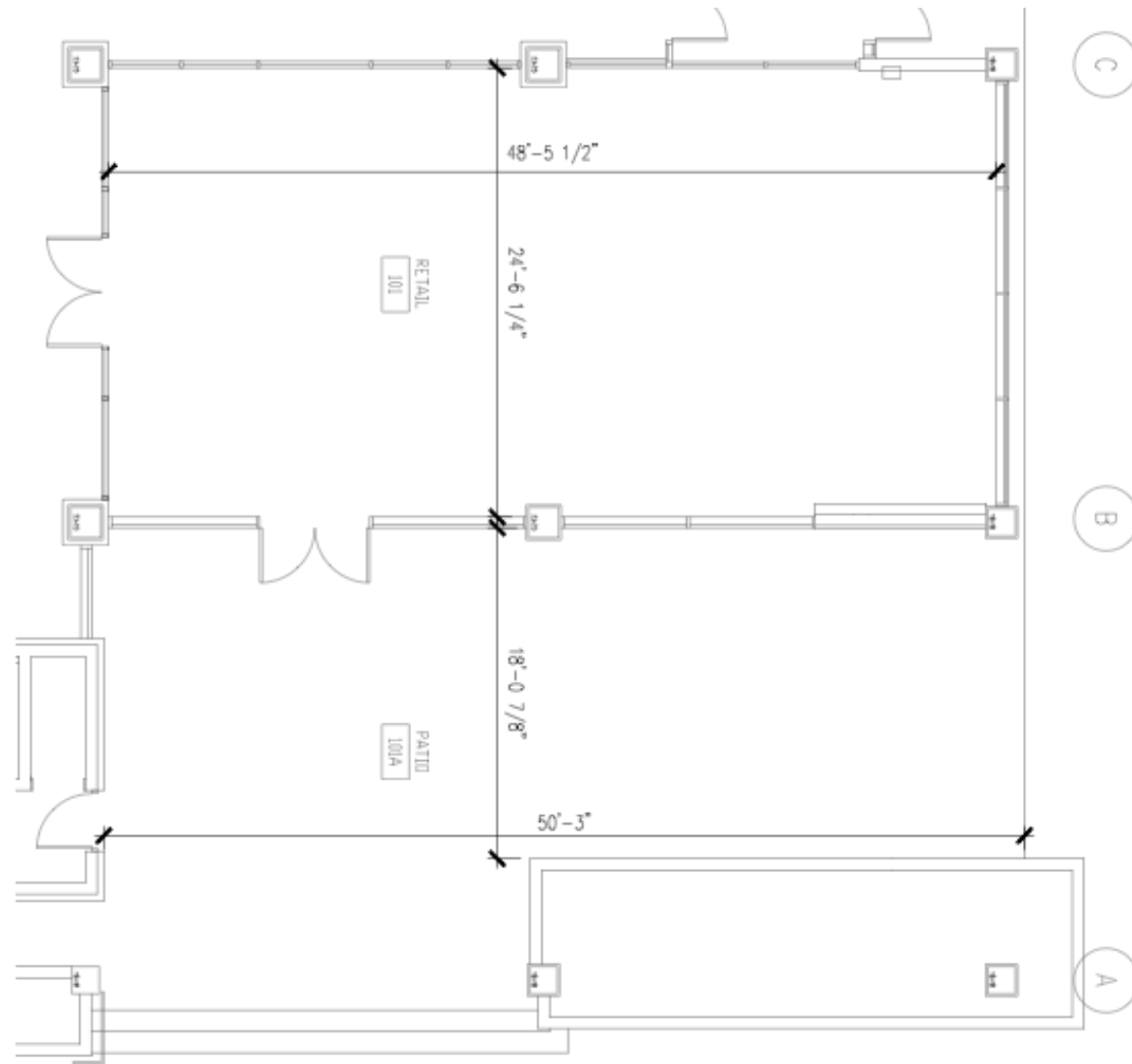
- ~60,000 EVENT ATTENDEES FROM 2022-2025
- 361 STAFF MEMBERS ACROSS ALL JESSIE TENANTS
- 32 TENANT MEMBER ORGANIZATIONS

thejessie.org

FOR LEASE

40 EAST ADAMS ST, JACKSONVILLE FL, 32202

Floor Plan




APPROX. 1,220 SF

FOR LEASE

40 EAST ADAMS ST, JACKSONVILLE FL, 32202







JESSIE BALL DUPONT CENTER

40 EAST ADAMS STREET



ELIAS HIONIDES
O. 904.241.1151
C. 904.894.6620
ehionides@petrajax.com

GET IN TOUCH



ASHLEIGH SHIM
O. 904.241.1151
C. 904.962.2655
ashleigh@petrajax.com

DISCLAIMER: THIS FLYER HAS BEEN PREPARED BY PETRA MANAGEMENT, INC. FOR MARKETING AND INFORMATIONAL PURPOSES ONLY. PETRA MANAGEMENT, INC. MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES, EXPRESS OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS, OR RELIABILITY OF THE INFORMATION PROVIDED HEREIN. INTERESTED PARTIES ARE ENCOURAGED TO CONDUCT THEIR OWN INDEPENDENT INVESTIGATION TO VERIFY ALL DETAILS. PETRA MANAGEMENT, INC. EXPRESSLY DISCLAIMS ANY AND ALL LIABILITY FOR ERRORS, OMISSIONS, OR ANY LOSS OR DAMAGES RESULTING FROM RELIANCE ON THIS MATERIAL. THIS DOCUMENT IS THE COPYRIGHTED PROPERTY OF PETRA MANAGEMENT, INC.
©2025. ALL RIGHTS RESERVED. THIS COMMUNICATION IS NOT INTENDED TO SOLICIT OR INDUCE THE BREACH OF ANY EXISTING AGREEMENTS.