



PROPERTY DESCRIPTION

- ▶ Lease Rate: Negotiable
- ▶ 5,500 SF of Retail Space Available
 - ▶ Can be Subdivided
- ▶ Fully Built-Out Brewery
- ▶ Exterior Patio has Beautiful Covered Awning & Lush Landscaping
- ▶ Excellent Location in Historic Springfield with 1748 Bakehouse, Crispy's, Reddi Arts, The Block Skate Supply, Stumpy's Hatchet House & More on the Block!
- ▶ 15,000 ± Cars Per Day on Main Street
- ▶ 10,700 ± Cars Per Day on 8th Street





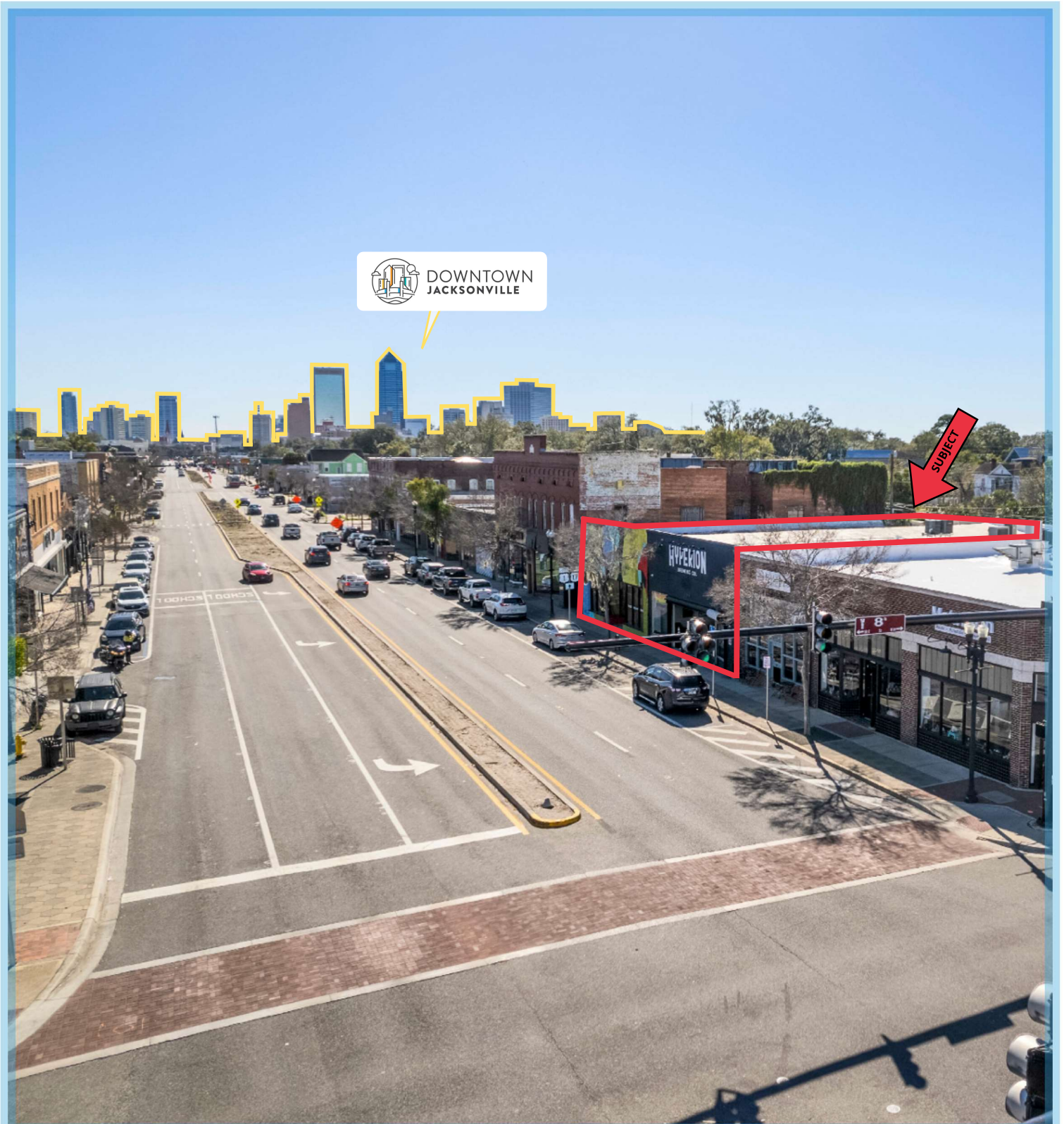
ABOUT

Turn-Key Brewery/Bar Operation with stunning outdoor patio. Features include new electrical, plumbing, and HVAC in 2018. Position your business on the bustling block at Main and 8th Streets. This high-visibility location neighbors like 1748 Bakehouse, Crispy's, and Stumpy's Hatchet House, to name a few. Embrace the vibrancy of this dynamic neighborhood—secure your spot today!

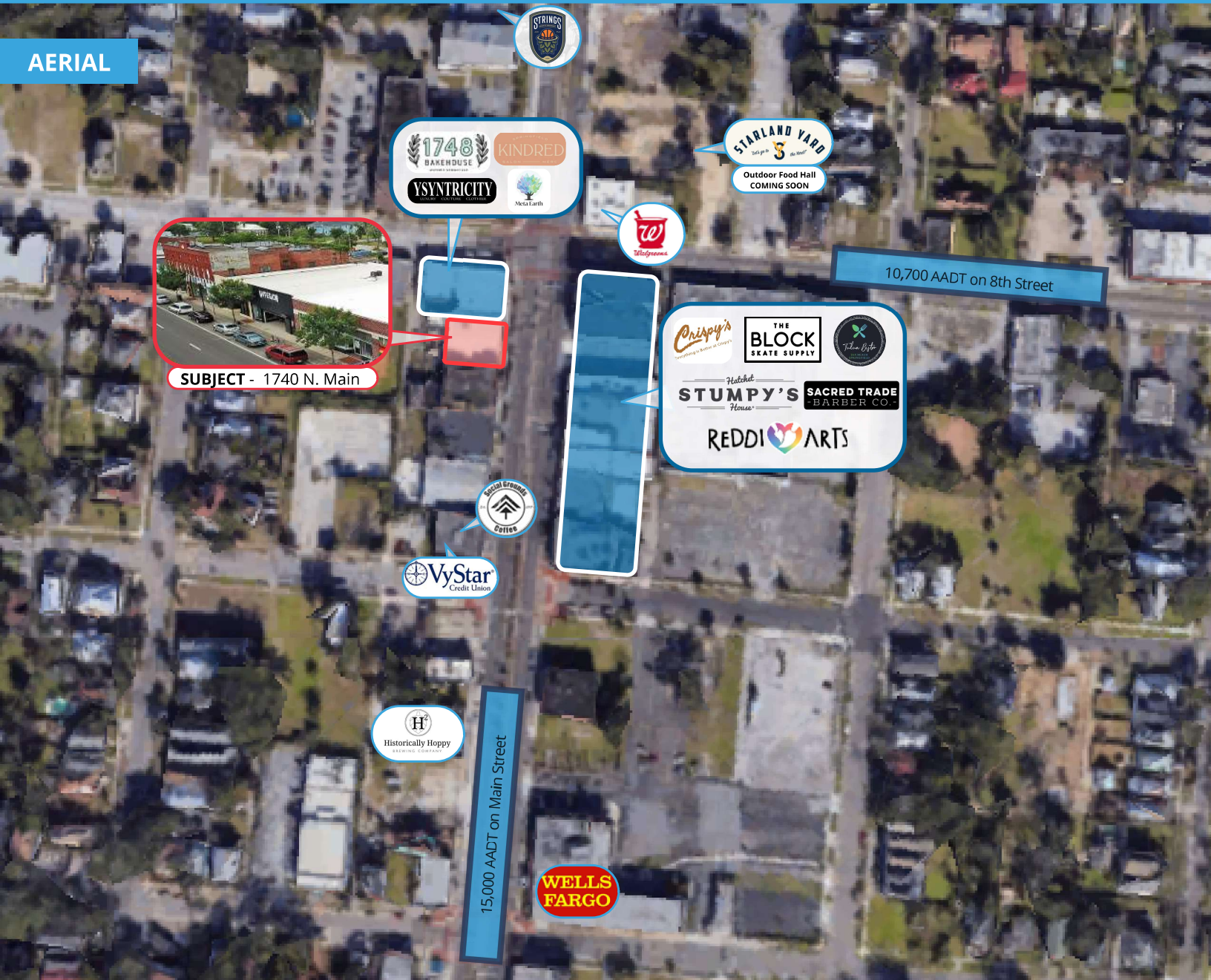
PHOTOS



AERIAL VIEW

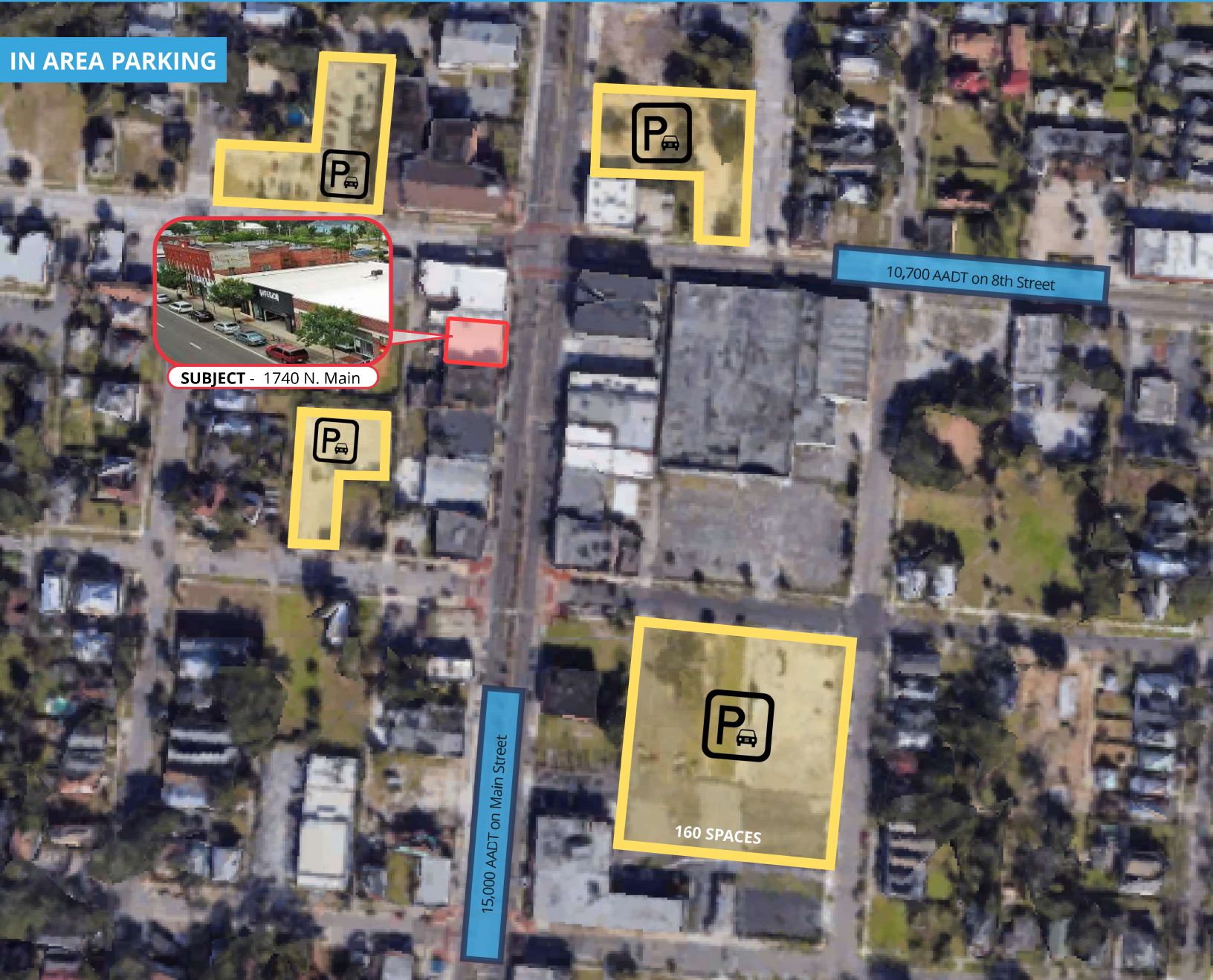


AERIAL



LOCATION DETAILS

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



SUBJECT - 1740 N. Main

10,700 AADT on 8th Street

15,000 AADT on Main Street

160 SPACES

DEMOGRAPHICS

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