1730 East Duval Street
Jacksonville, Florida 32202

Property Highlights

- Warehouse showroom space with 13' clear height
- Fresh exterior paint with two roll up doors
- Current layout includes showroom, 2 restrooms, and approximately 4,000 sf open space with high ceilings
- Located in the Stadium District next to TIAA Bank Field and Daily's Place Amphitheater
- Would be ideal for a fitness studio or other retail use
- Surrounding eateries include Social Ground Coffee, Toon Town Pizzeria, Touchdown Grill, and Russ Doe's Sandwich shop

Property Overview

Located near TIAA Bank Field and Daily's Place, this area keeps tenants close to the excitement of game days and live events. Nearby dining options include Social Ground Coffee, Toon Town Pizzeria, Touchdown Grill, and Russ Doe's Sandwich Shop. With quick access to the active Stadium District, the location is ideal for an industrial or flex user seeking to be at the center of Jacksonville's energy.

Offering Summary

Lease Rate:	Negotiable
Available SF:	4,840 SF
Lot Size:	0.9 Acres
Zoning:	CCDB
Ceiling Height:	13'
Warehouse Dimensions:	79'2" x 39'11"

For More Information

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![NAI Hallmark logo]

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1730 E DUVAL ST

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APPROX. 4,840 GSF

WAREHOUSE
109

MECHANICAL
CLOSET
104

REST ROOM
107

REST ROOM
101

SHOWROOM
100

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Tailgate Bar & Grill

Russ-Doe's Sandwich Shop

TOON TOWN PIZZERIA

JACKSONVILLE JAGUARS

E Duval St

Touchdown Grill of Jax

1730 E DUVAL ST

Special Grounds Coffee

Daily's Place

Gator Bowl Blvd

Festival Park Ave

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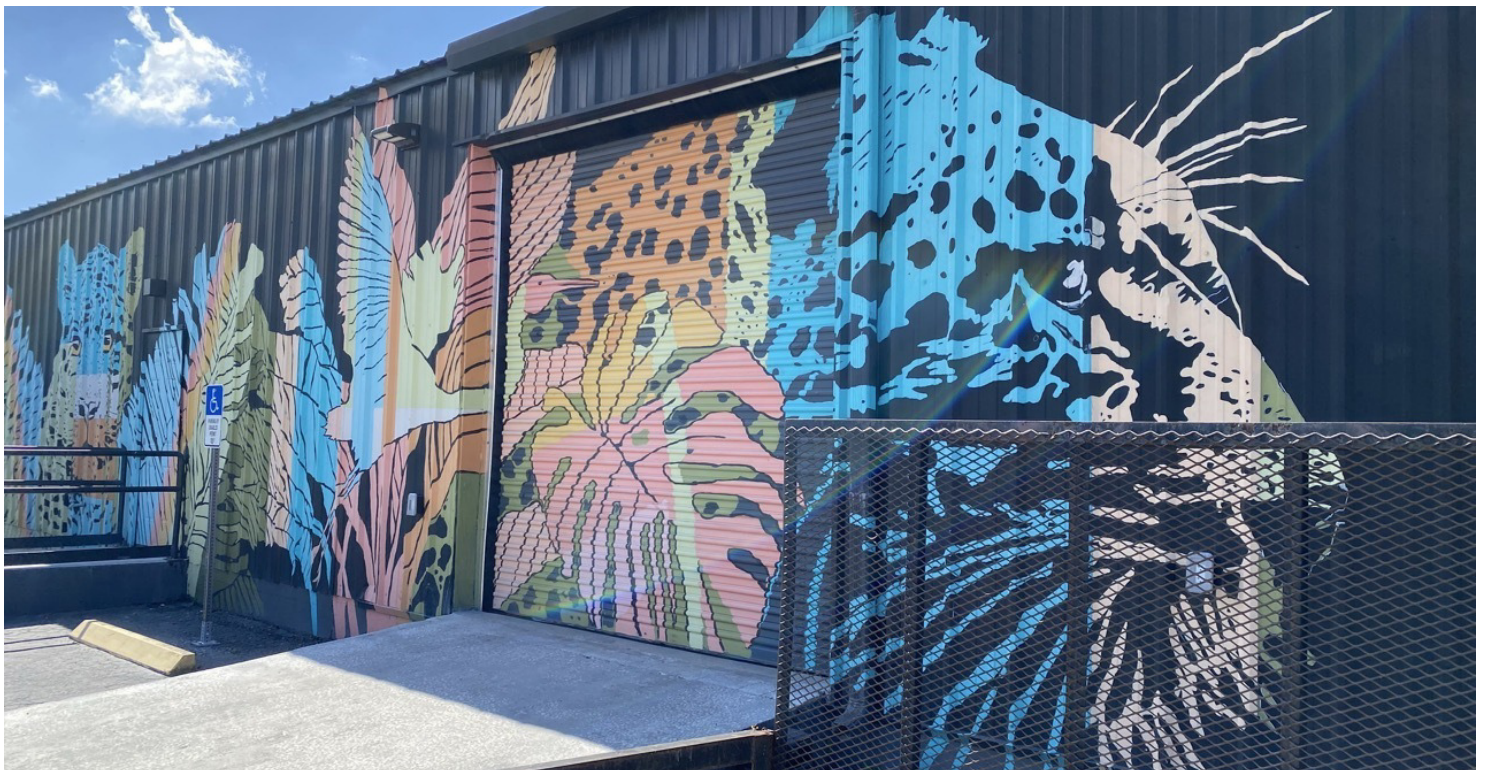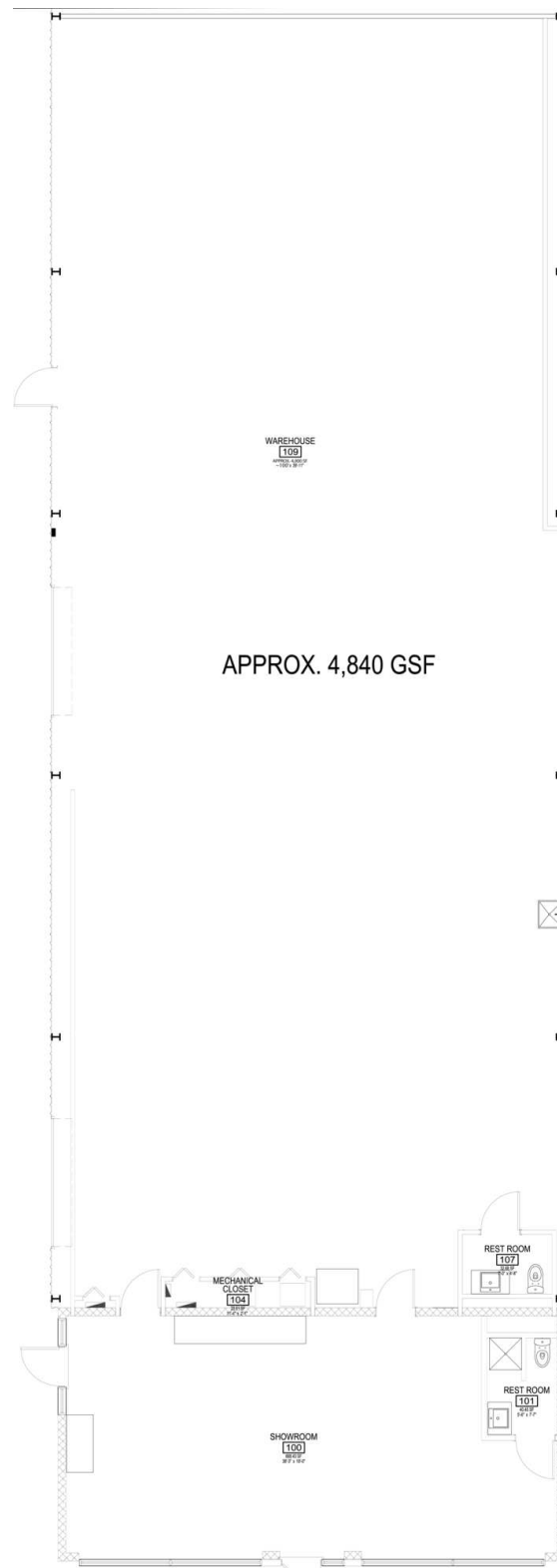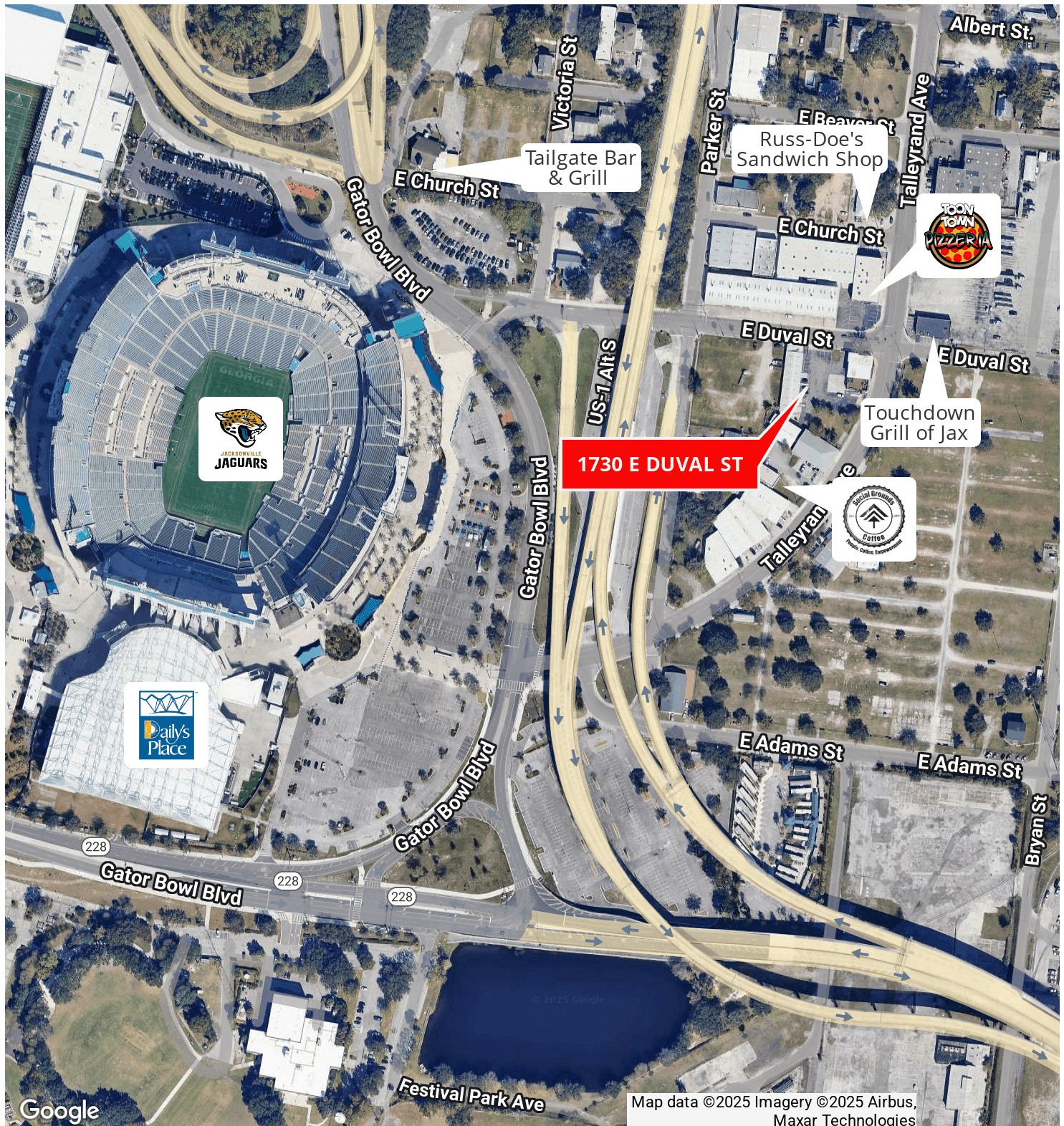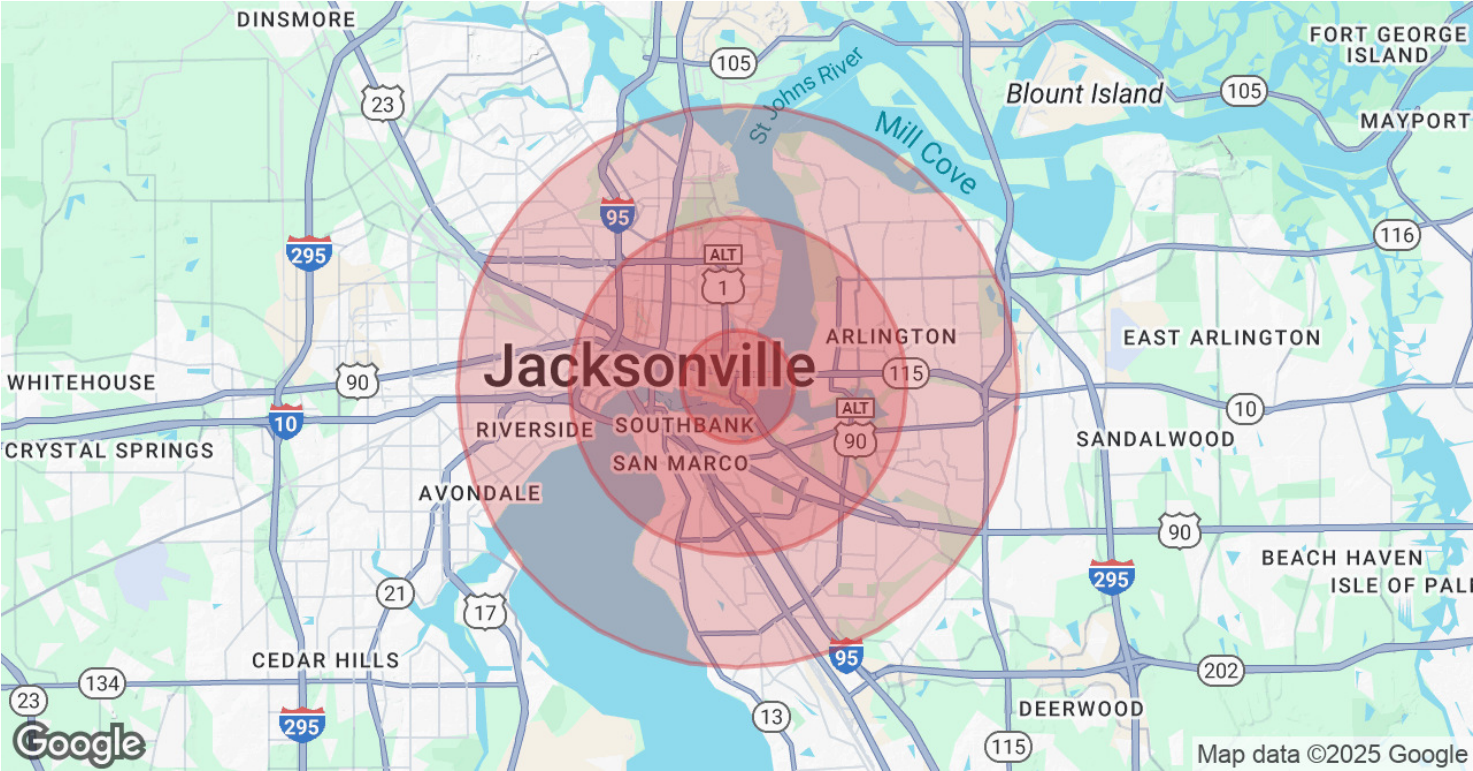
Population	1 Mile	3 Miles	5 Miles
Total Population	2,591	77,142	235,768
Average Age	38	40	40
Average Age (Male)	37	39	39
Average Age (Female)	41	42	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,006	33,113	97,945
# of Persons per HH	2.6	2.3	2.4
Average HH Income	$46,418	$65,321	$69,075
Average House Value	$233,452	$296,052	$291,926

Demographics data derived from AlphaMap