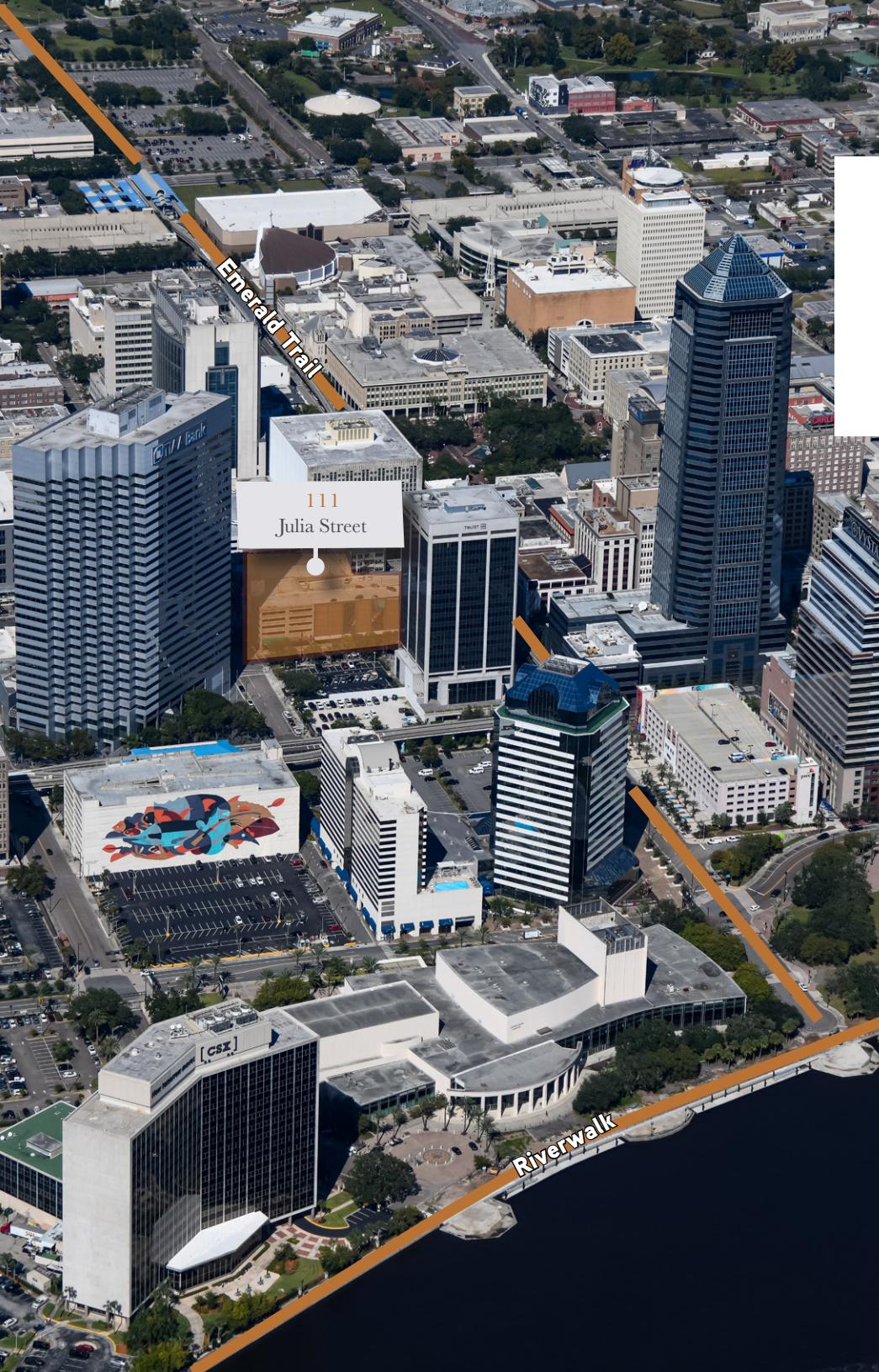


# Retail Space 111 Julia Street

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Truist Garage | Jacksonville, 32202





# 111 Julia Street

## Truist Garage Retail

Built in 1975 in the heart of Downtown Jacksonville's central business district, **111 Julia Street** was designed to fit in a place – in terms of not only the site, but also the culture and character of Jacksonville. Truist Garage has an array of retail options fronting Forsyth, Adams, Hogan and Julia Street, in the heart of the Urban Core. Due to its high walkability and centralized location, it is a destination for a dense workplace population and Downtown residents.



\$20.00  
NNN



Ample Garage & Street  
Parking



508 - 8,950± SF  
Available



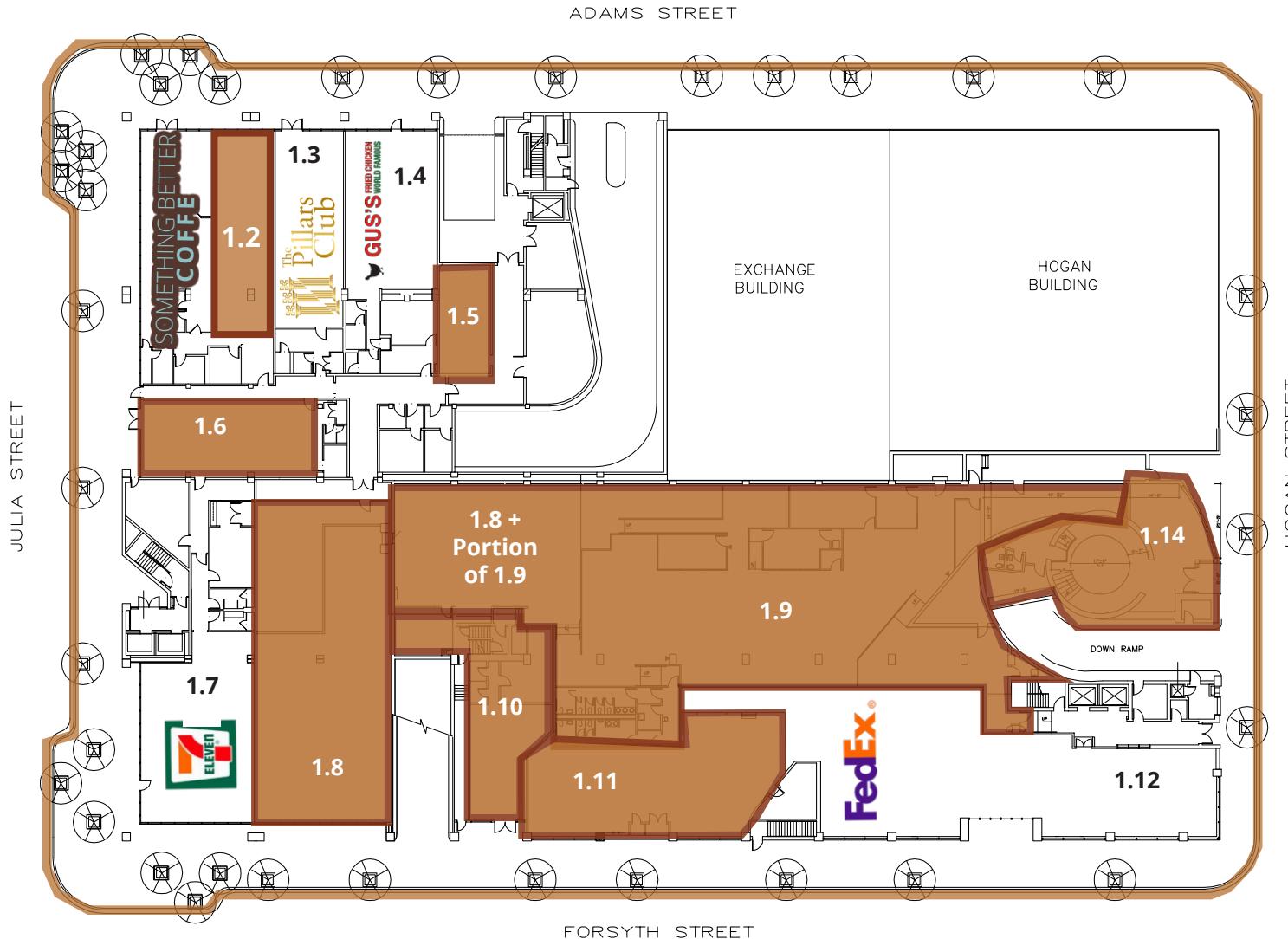
Proximity to  
I-95 & I-10



Direct Access to  
Hogan Street link of the Emerald Trail

# 111 Julia Street

## Availabilities

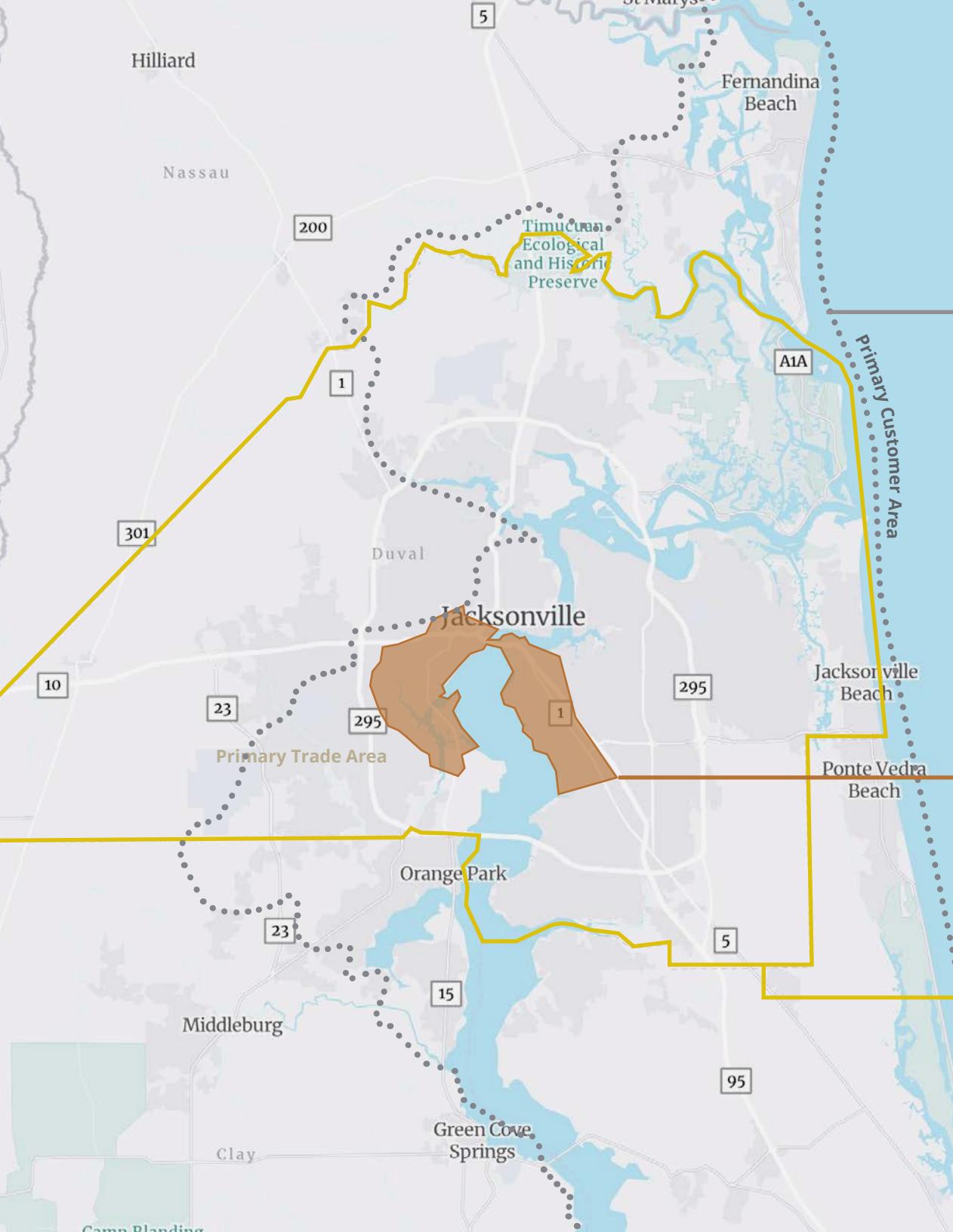


Suite	Square Footage
1.2	1,307 SF $\pm$
1.5	508 SQFT $\pm$
1.6	1,424 SQFT $\pm$
1.8	3,709 SQFT $\pm$
1.9	8,950 SQFT $\pm$
1.10	1,060 SQFT $\pm$
1.11	2,338 SQFT $\pm$
1.14	1,809 SQFT $\pm$

# 111 Julia Street

# Surrounding Retail





# 111 Julia Street

## Market Depth

### Primary Customer Area

	Population	2021 - 1,222,528 2024 - 1,323,372
	Households	2021 - 476,583 2024 - 516,691
	Household Income (Ann.)	2021 - \$84,021 2024 - \$95,419
	Salty- One Riverside Median Home Value	2021 - \$236,394 2024 - \$267,376
	Daytime Population	2021 - 628,198

### Primary Trade Area

2022 Population	115,373
2022 Average HH Income	\$83,036

### Duval County

Jacksonville was named the 2nd hottest housing market in 2022, with home values averaging \$314,569. (Source: Zillow)

# Downtown Jacksonville



**\$443M** IN 2019 SEASON REVENUE  
**59,987** IN AVERAGE GAME ATTENDANCE



**72** HOME GAMES SCHEDULED IN 2021 SEASON  
**4,960** IN AVERAGE GAME ATTENDANCE



**36** HOME GAMES SCHEDULED IN 2021-2022 SEASON  
**6,000** IN AVERAGE GAME ATTENDANCE, 3RD HIGHEST IN NCHL



**32** CONCERTS HELD IN 2019  
**656,134** IN ANNUAL ATTENDANCE RATE



**168** TOTAL EVENTS IN 2018-2019  
**\$12.9M** IN ECONOMIC IMPACT DURING 2018-2019

## OFFICE

**7.5M** square feet of office space  
**60,000** workers  
**14** major corporate headquarters  
**54%** of employees live less than 10 miles from downtown

## EDUCATION

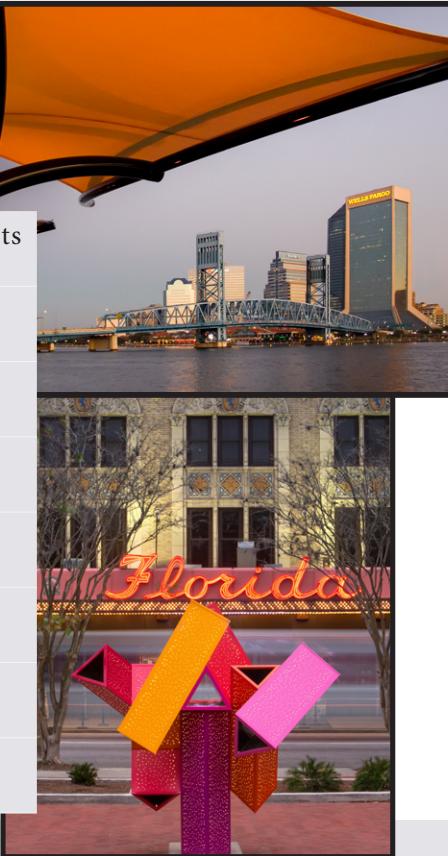
**3** major college campuses downtown  
**1** law school  
  
**MEDICAL**  
**5** major hospital campuses less than 3 miles from downtown

## POPULATION

**7,000** residents  
**97%** occupancy rate  
**57%** of the population is college educated  
**54%** residents between 25-54 years old



VENUE	Number of Events (2019)
TIAA BANK FIELD	<b>245</b>
CENTER FOR THE PERFORMING ARTS	<b>224</b>
CONVENTION CENTER	<b>200</b>
VYSTAR VETERAN'S MEMORIAL ARENA	<b>128</b>
RITZ THEATER	<b>86</b>
121 FINANCIAL BALLPARK	<b>83</b>
DAILY'S PLACE	<b>31</b>



## GROWTH

**460,000** square feet of office space proposed  
**5,000** housing units planned or under construction  
**20%** residential growth since 2018  
**83%** of downtown residents rent



111  
Julia Street

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