

# Retail Space 111 Julia Street

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



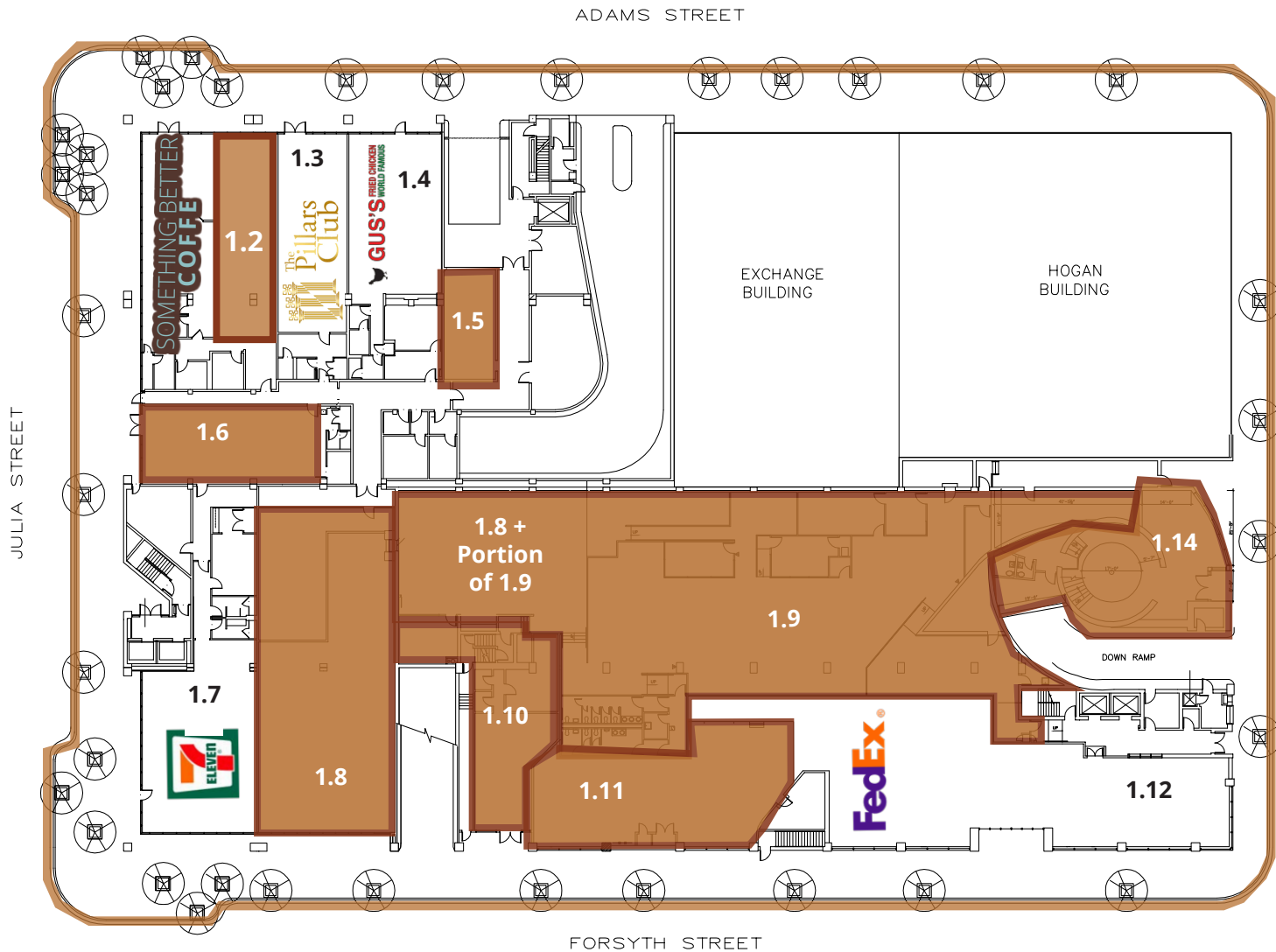
**Proximity to**  
I-95 & I-10



**Direct Access to**  
Hogan Street link of the Emerald Trail

# 111 Julia Street

## Availabilities



Suite	Square Footage
<b>1.2</b>	1,307 SF ±
<b>1.5</b>	508 SQFT ±
<b>1.6</b>	1,424 SQFT ±
<b>1.8</b>	3,709 SQFT ±
<b>1.9</b>	8,950 SQFT ±
<b>1.10</b>	1,060 SQFT ±
<b>1.11</b>	2,338 SQFT ±
<b>1.14</b>	1,809 SQFT ±



# 111 Julia Street

## Surrounding Retail

### DOWNTOWN RETAIL



### SPRINGFIELD RETAIL



111  
Julia Street

Vystar Veterans  
Memorial Arena

Jax Fairgrounds

121 Financial  
Ballpark

TIAA Bank Field

### BROOKLYN RETAIL



### NORTHBANK HOTELS



M.O.S.H.

### SOUTHBANK RETAIL



### FIVE POINTS RETAIL



Cummer Museum

### SAN MARCO RETAIL



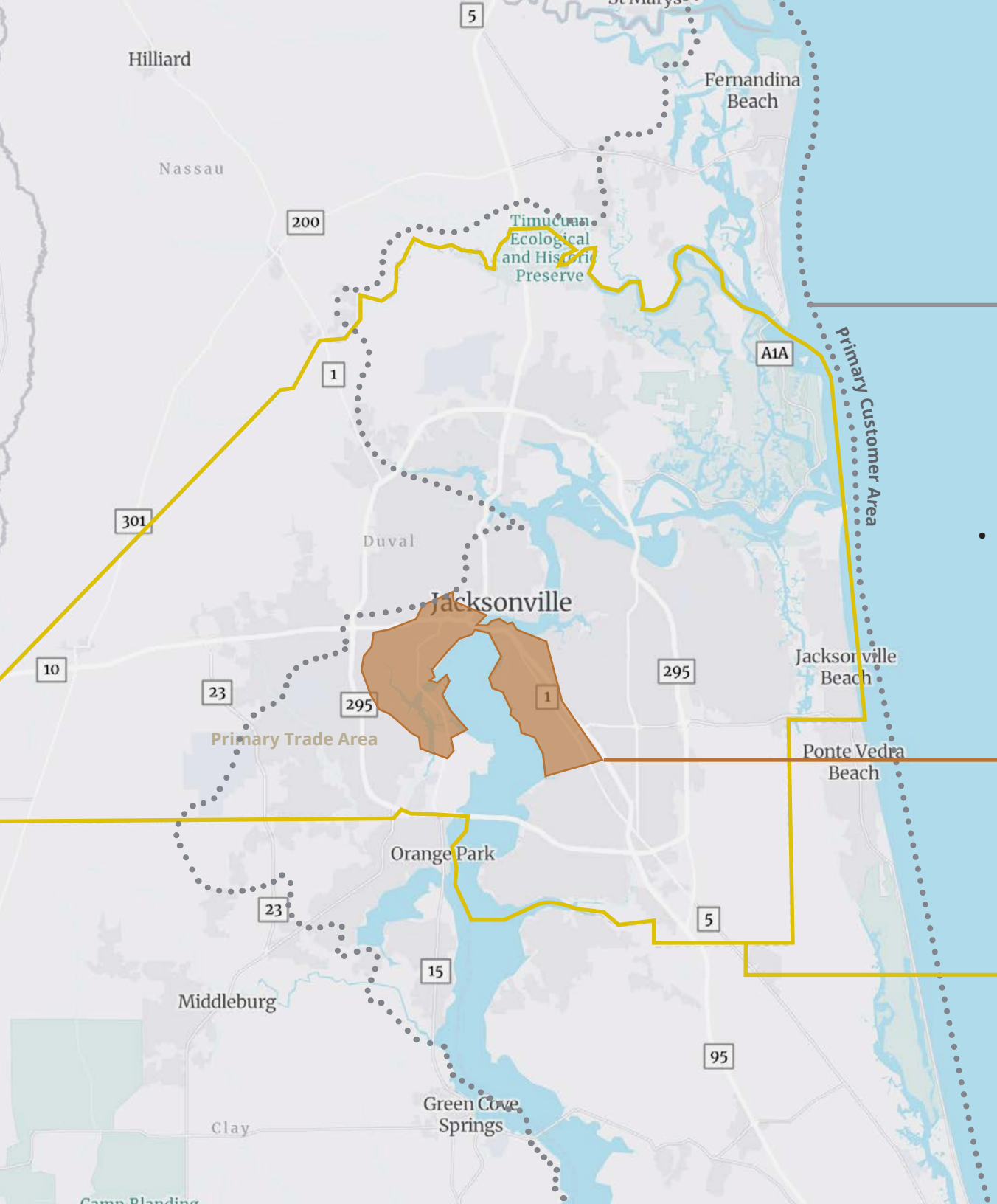
### SAN MARCO SQUARE RETAIL



### RIVERSIDE 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

**Downtown Jacksonville is the heart of sporting events, concerts and entertainment.**

**18M visitors annually**



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



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



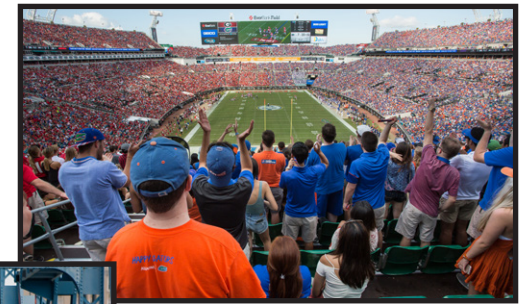
**36** HOME GAMES SCHEDULED IN 2021-2022 SEASON  
**6,000** IN AVERAGE GAME ATTENDANCE, 3RD HIGHEST IN NCHL



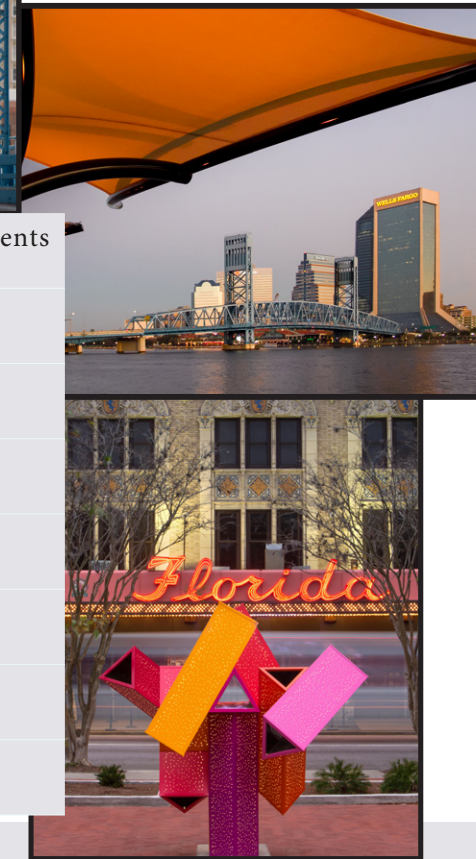
**32** CONCERTS HELD IN 2019  
**656,134** IN ANNUAL ATTENDANCE RATE



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



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



## POPULATION

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

## 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

## 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





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111  
Julia Street

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THE  
URBAN @  
DIVISION

