



DENNIS+IVES



# DENNIS + IVES

RETAIL SPACE  
1505 DENNIS STREET | JACKSONVILLE | FLORIDA 32204





INTRODUCING **Dennis + Ives**, a development by 95 Arch Partners QOZ Fund, LLC This unique retail, office, and mixed use collaborative experience is in the newest up-and-coming sub-market of Jacksonville, The Rail Yard District

By recreating the entryway to Florida's First Coast, this new mixed-use development will become Jacksonville's new first impression with visibility to approximately **60 million cars** per year on I-95.

Steeped in history but designed for the future, **The Rail Yard District** combines longstanding, strong and growing large businesses with innovative retail and civic-minded companies to create a unique sense of place and excitement to an urban neighborhood.

HIGHLIGHTS



Located in the Rail Yard District adjacent to Downtown, Brooklyn and Riverside.



Over 60 million vehicles drive past this site on Interstate 95 each year.



Offering flexible design and build to suit opportunities.



Guests can enjoy the experience of on site Pickleball + Petanque courts.



First mover incentives for initial tenants.



CONCEPTUAL SITE PLAN



# RETAIL SPACE AVAILABLE

Dennis + Ives is a **70,000± SF** dynamic mixed-use development in the heart of the Railyard District that will consist of nearly **42,000± SF** of retail and **28,000± SF** of creative office, ultimately transforming the area. The retail portion of the project will be anchored by Marathon Music Works, a venue that originated in Nashville with multiple locations throughout the southeast, along with several elevated restaurant users.



## RETAIL AND PATIO SPACE

**1,500-20,000± SF** of space connected to Marathon Music Works and the creative office portion of the project

## CAFE AND PATIO SPACE

**1,177± SF** of space in a freestanding building with **1,238± SF** of covered patio and greenspace



## CREATIVE WAREHOUSE

**8,710± SF** creative warehouse space in a stand-alone building with high visibility from I-95



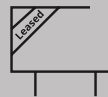
ABUNDANCE OF GREEN AND PATIO SPACE



EASY ACCESS TO I-95, I-10, AND DOWNTOWN



FLEXIBLE LAYOUT OPTIONS



ACCESS TO I-95 DIGITAL SIGNAGE WITH VISIBILITY TO OVER 60M CARS PER YEAR



AMPLE PARKING ON-SITE



PROXIMITY TO THE EMERALD TRAIL





# JACKSONVILLE'S URBAN CORE, TRANSFORMING



## \$8B

in major projects currently in the pipeline, a 16x jump from seven years ago

**\$2.42B** under construction

**\$3.39M** proposed

**\$1.57B** in review

**\$723M** completed since 2022

With nearly \$8 billion in development in the pipeline, jumping \$3 billion within the last year, new urban developments are beginning to flourish in Downtown and the surrounding areas. Nearly 1,600 multifamily units are currently under construction and by 2030, Downtown anticipates to reach 18,300 residents with a total of 8,140 newly-developed units online.



### #3

Hottest Job Market in America, according to The Wall Street Journal, 2023



### High-Growth Trade Area

3-mile population is projected to grow 7% through 2025.

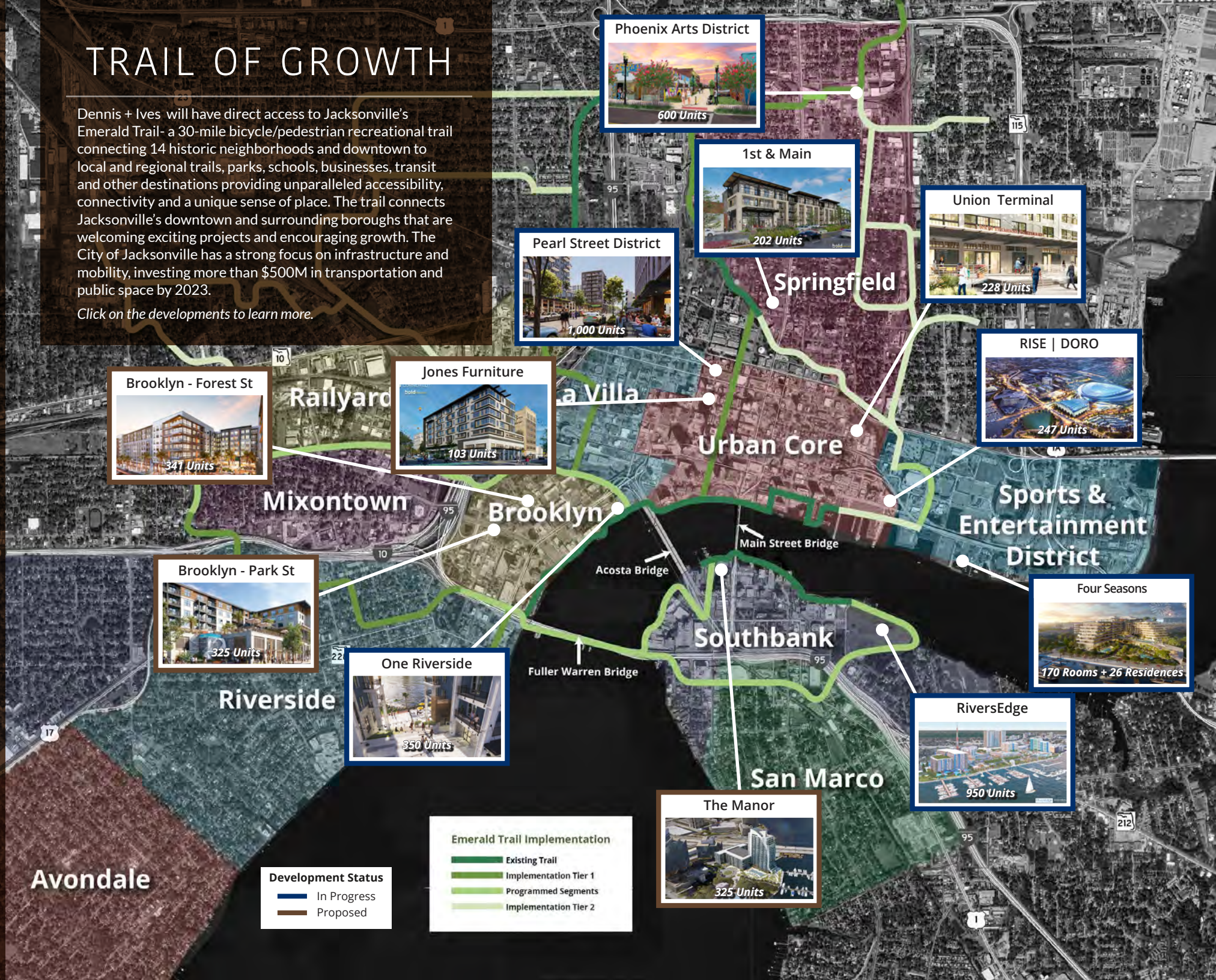




# TRAIL OF GROWTH

Dennis + Ives will have direct access to Jacksonville's Emerald Trail - a 30-mile bicycle/pedestrian recreational trail connecting 14 historic neighborhoods and downtown to local and regional trails, parks, schools, businesses, transit and other destinations providing unparalleled accessibility, connectivity and a unique sense of place. The trail connects Jacksonville's downtown and surrounding boroughs that are welcoming exciting projects and encouraging growth. The City of Jacksonville has a strong focus on infrastructure and mobility, investing more than \$500M in transportation and public space by 2023.

*Click on the developments to learn more.*



**Phoenix Arts District**  
600 Units

**1st & Main**  
202 Units

**Union Terminal**  
228 Units

**Pearl Street District**  
1,000 Units

**RISE | DORO**  
247 Units

**Brooklyn - Forest St**  
341 Units

**Jones Furniture**  
103 Units

**Brooklyn - Park St**  
325 Units

**Four Seasons**  
170 Rooms + 26 Residences

**One Riverside**  
350 Units

**RiversEdge**  
950 Units

**The Manor**  
325 Units

**Development Status**

- In Progress
- Proposed

**Emerald Trail Implementation**

- Existing Trail
- Implementation Tier 1
- Programmed Segments
- Implementation Tier 2



# DOWNTOWN JACKSONVILLE



**\$517M** in season revenue (2023)  
**67,681** spectators in average home game attendance (2022)



**75** home games scheduled in 2023 season  
**5,100** in average game attendance



**37** home games scheduled in 2022-2023 season  
**7,749** in average game attendance-- the highest in ECHL (2023)



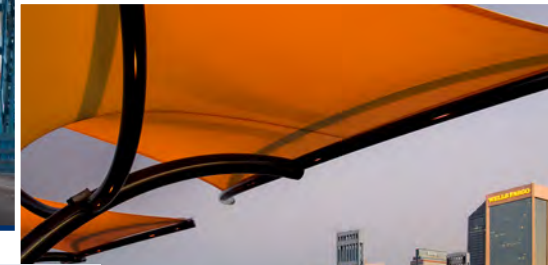
**28** concerts held in 2022  
**656,134** in annual attendance



**150+** events held annually  
**\$16M** in economic impact during 2021-2022

## 18.5M VISITORS ANNUALLY

*2M more visitors than St. Johns Town Center*



VENUE	# OF EVENTS
TIAA BANK FIELD	245
CENTER FOR THE PREFORMING ARTS	224
CONVENTION CENTER	200
VYSTAR VETERAN'S MEMORIAL ARENA	128
RITZ THEATER	86
121 FINANCIAL BALLPARK	83
DAILY'S PLACE	31

### POPULATION

- 97.5%** residential occupancy rate
- 72.2%** of the population has a four year degree or higher
- 53%** residents between 25-54 years old
- 50%** increase in multifamily residential growth during the last 10 years

### OFFICE

- 3** Fortune 500 headquarters
- 2,400** businesses in downtown
- 64%** of employees downtown have an annual income of \$80,000+
- 54%** of employees live less than 20 minutes from downtown
- 65,119** daytime employees

### EDUCATION

- 3** major college campuses downtown
- 1** law school
- \$300M** proposed UF Tech & Innovation Campus

### MEDICAL

- 5** major hospital campuses less than three miles from downtown

### GROWTH

- 2** new headquarters, FIS (fintech) and JEA (public utility), have added more than 500K SF of office space Downtown
- 245K SF** retail space under construction
- 1,580** multifamily units under construction

Source: Downtown Investment Authority



Continuing to be a major economic engine for Jacksonville, the **Rail Yard District** has formed its own business council to continue infrastructure improvements and create a dynamic area for local and national concepts to thrive. Given the history of the district and the influx of new businesses, the neighborhood is on its way to becoming a **regional destination**.



\* The district gets its name from the rail yards located in the district, which has been in operation since 1858.

## GET EXCITED FOR THE RAIL YARD DISTRICT

- The revitalization of The Rail Yard District brings **authenticity** and new life to this soon-to-be regional destination by creating a **unique sense of place** and different type of vibe and excitement to urban living.
- Businesses in the area include longstanding and growing large companies, **innovative retail**, and civic-minded businesses.
- **Home** to the **Jacksonville Farmers Market**, Florida's largest and oldest public market and **Eco-Relics**, the largest architectural salvage company within a five-state area.
- The Rail Yard District formed its business council in 2017 and now **consists of over 100 small businesses**. Their goal for the coming year includes advancing **advocacy efforts** and creating a brand for the district.
- Located within an **Opportunity Zone**, one of the most exciting prospects of our commercial real estate generation.
- Local Initiative Support Council (LISC) is working with businesses to better the sub-market through expanding on the area's assets providing **grants for improvement**.
- LISC has also provided a grant to curate new murals and is implementing a tree planting project to **revamp the district**.
- Groundwork and the City are working together to restore **McCoy's Creek** and to create **The Emerald Necklace**, a picturesque recreational destination and a string of trails to connect 14 urban neighborhoods with pedestrian pathways and bike trails.





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# AREA RETAILERS



## RAILYARD RETAIL



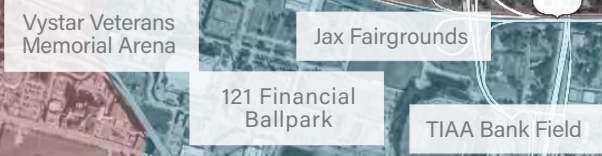
## DOWNTOWN RETAIL



## SPRINGFIELD RETAIL



## BROOKLYN RETAIL



## NORTHBANK HOTELS



## FIVE POINTS RETAIL



M.O.S.H.

## SOUTHBANK RETAIL



Commer Museum

## SAN MARCO RETAIL



## RIVERSIDE RETAIL



## SAN MARCO SQUARE RETAIL



95





**Eco Relics**  
Architectural salvage, custom furniture, antiques and reclaimed and discount building materials



**Tabula Rasa Brewing**  
Craft brewery serving handcrafted, satisfying, local beers.



**The Jacksonville Farmers Market**  
was established in 1938. With around 100 fresh produce stalls, the market continues to be open daily.



**Myrtle Ave Brewing**  
is where you will find a community-focused craft brewery and beer garden.

# RAIL YARD RETAILERS



**The Glass Factory**  
is Jacksonville's premiere industrial, historic wedding and event venue.



**Lemonstreet Brewing Co.**  
is a brewery with a passion for brewing beers with ingredients sourced from the local community.



**Love's Soccer Club**  
is a indoor, weather-resistant soccer facility for all levels





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