

# FREESTANDING RETAIL

# FOR LEASE

3801 N MAIN ST, JACKSONVILLE, FL 32206




## LOCATION DESCRIPTION

Located at N Main Street and US 1 adjacent to the Urban Core - Springfield redevelopment in north Jacksonville

## PROPERTY HIGHLIGHTS

- 7,428 SF building on 1.13 AC available for lease
- 2 miles from downtown Jacksonville and situated within the historic Springfield neighborhood currently undergoing revitalization
- Dense infill market with over 190,000 residents within a 5-mile radius
- Located across from Andrew Jackson High School of Advanced Technology with ~ 800 students
- Situated on a major north - south thoroughfare (17,000 AADT)



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Total Population	10,241	74,279	194,519
2025 Daytime Population	12,343	133,222	272,506
2025 Total Households	4,382	29,192	80,793
2025 Median HH Income	\$32,892	\$36,851	\$48,123



**KELLY PULIGNANO**

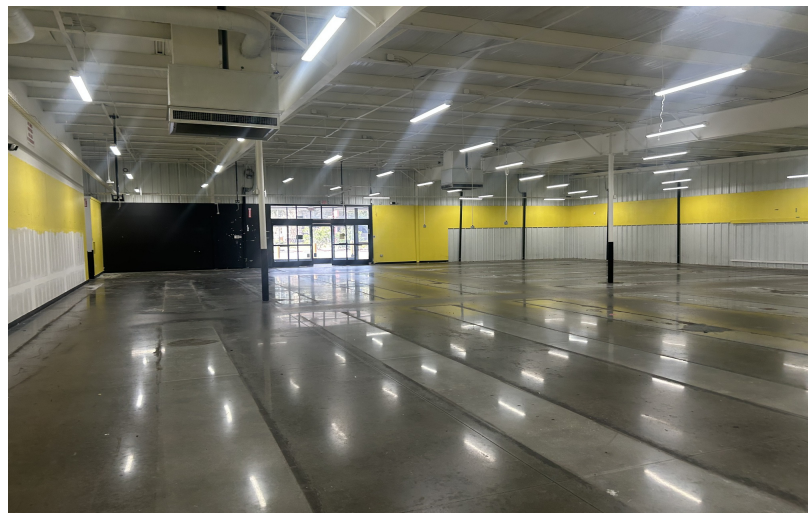
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**ALISON MAAS**

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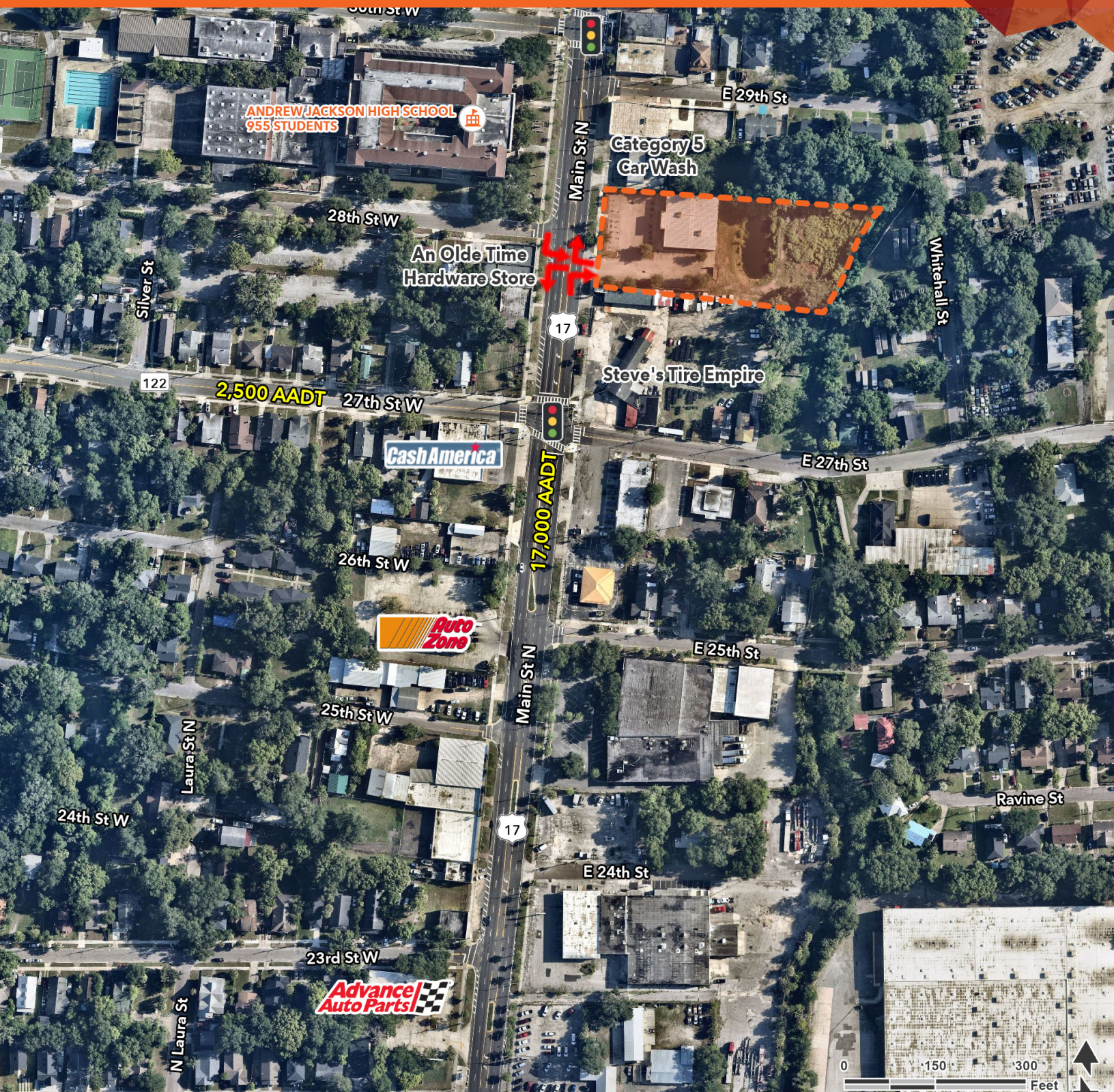
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