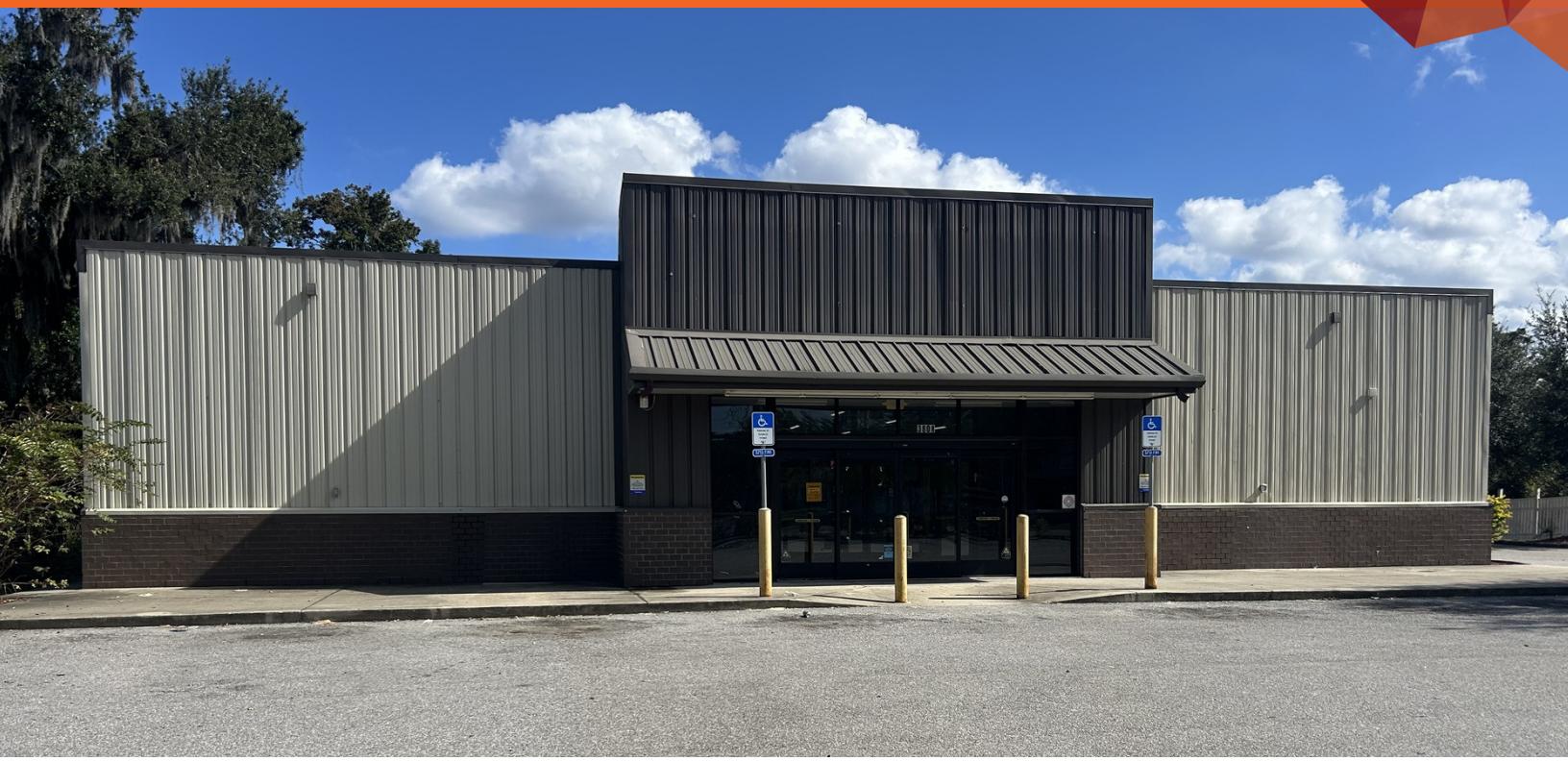


FREESTANDING RETAIL

3801 N MAIN ST, JACKSONVILLE, FL 32206

FOR LEASE



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



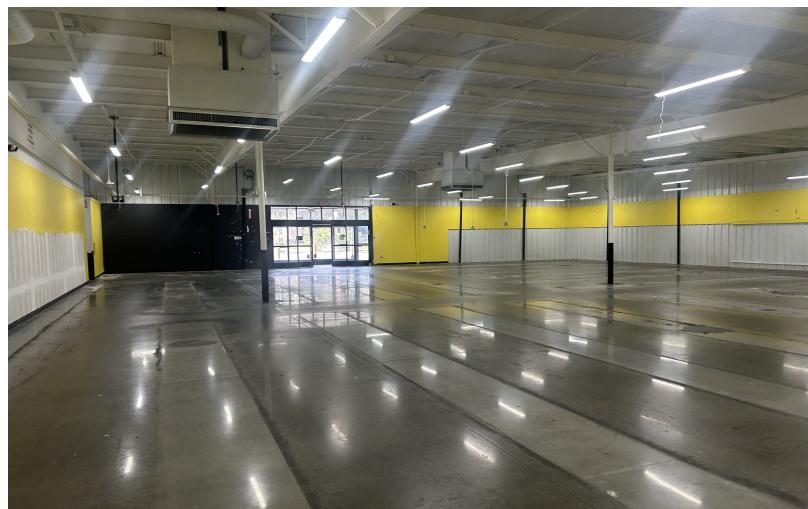
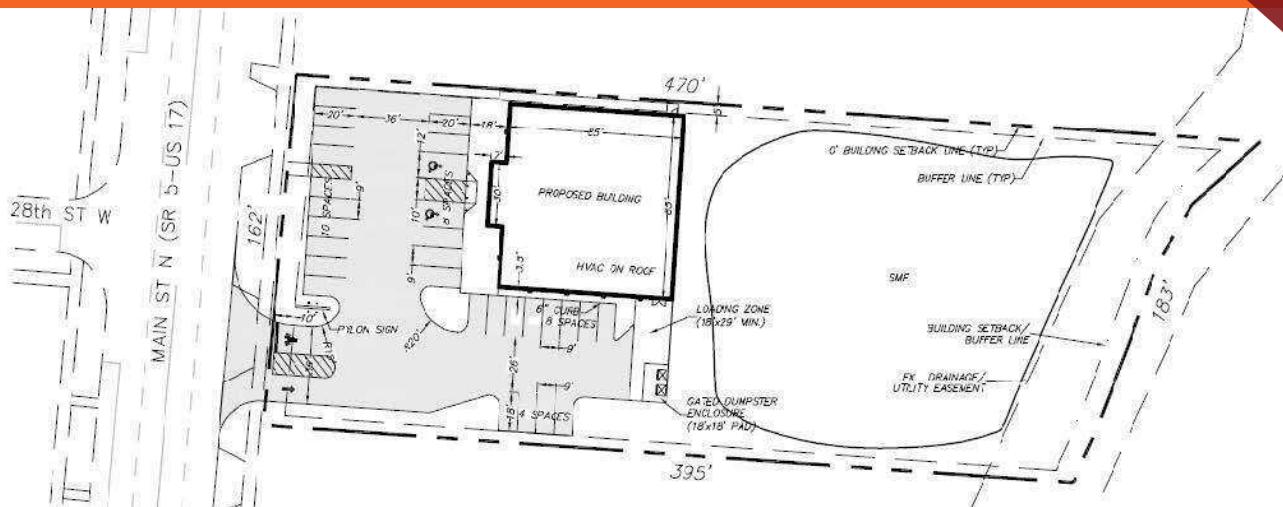
KELLY PULIGNANO
kelly.pulignano@tscg.com
904.565.2635

ALISON MAAS
Alison.Maas@tscg.com
904.723.8759

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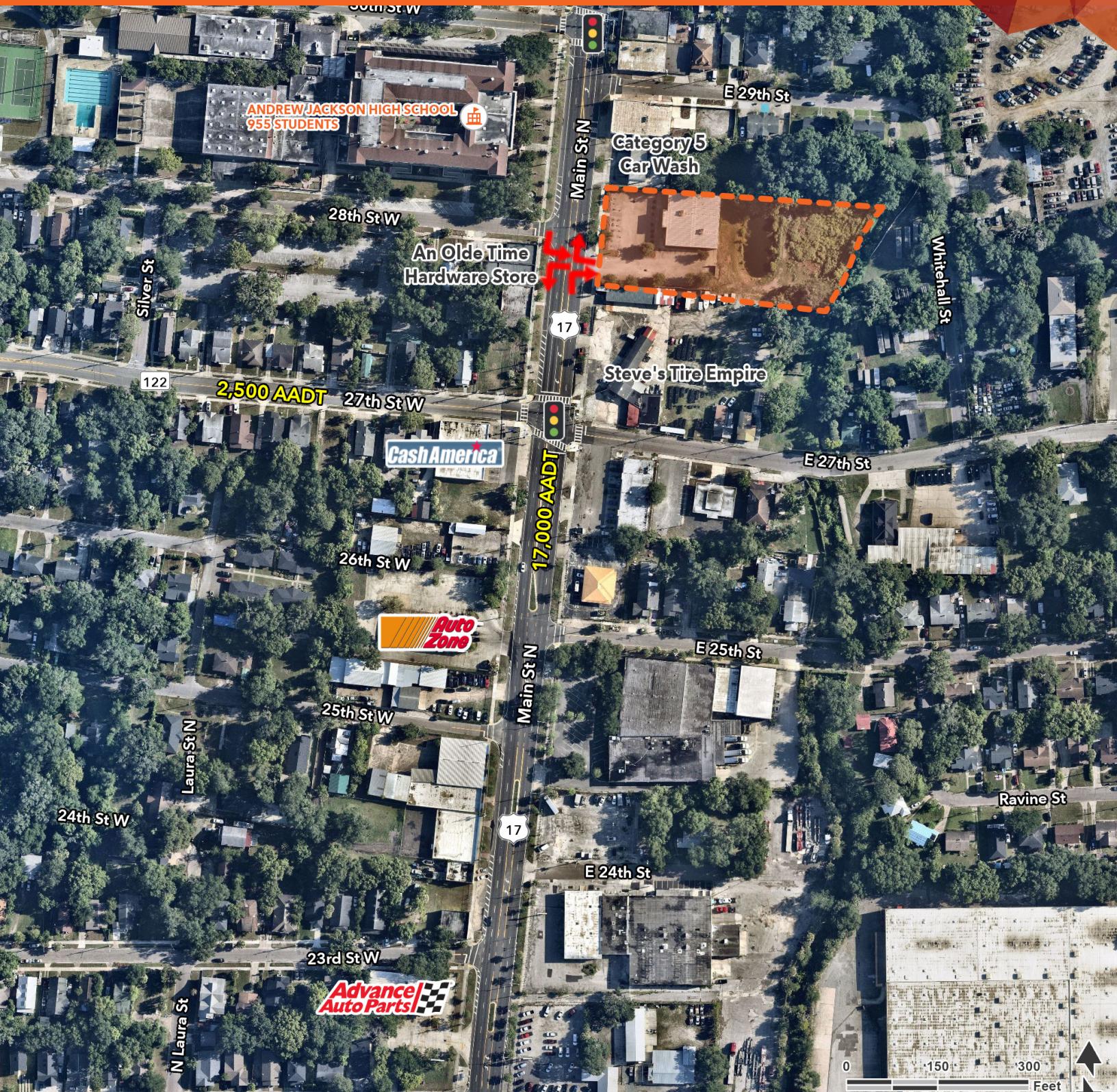
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TSCG

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