



SAN MARCO SQUARE MIXED-USE CORE ASSET

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All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.



EXECUTIVE SUMMARY

Prime Realty is pleased to present the very rare opportunity to purchase an iconic mixed-use building in Jacksonville's Historic San Marco neighborhood. Home to the original location of Maple Street Biscuit Company, the first floor also boasts neighborhood favorite Grape & Grain Exchange as well as newcomer Saleya Cafe & Bar Nicois, founded by a distinguished local restaurateur. The second floor contains approximately 9,000 SF of office space offering picturesque views of San Marco Square

Own a piece of Historic San Marco Square!

**COMMUNITY
COMERCIAL GENERAL**
ZONING

JACKSONVILLE
MARKET

SAN MARCO SQUARE
SUBMARKET

LOCATION SUMMARY

San Marco Square is the neighborhood's major commercial district. The triangular district is located at the three-way juncture of Atlantic Boulevard, Hendricks Avenue and San Marco Boulevard; a tiered fountain at the center of the square originally marked the convergence of these streets.

The San Marco Building, a Mediterranean Revival structure completed in 1927, was the district's first commercial building and set its architectural tone. Other features of the

square include the San Marco Theatre, an art deco single-screen movie theater first opened in 1938; and the Little Theatre, home to Theatre Jacksonville, one of the country's oldest community theater troupes.

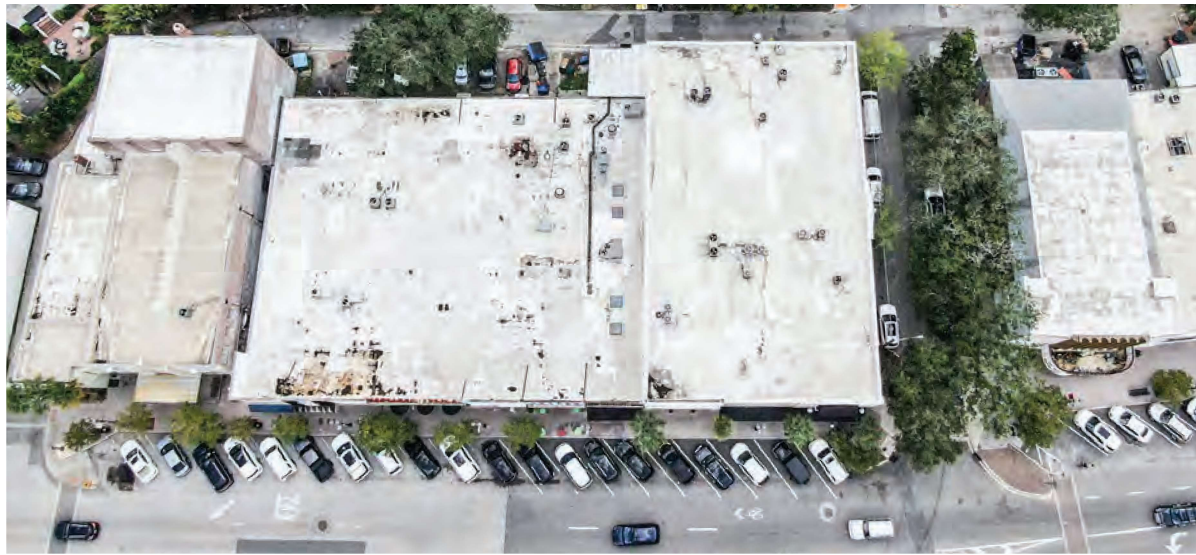
In the 1990s, the City of Jacksonville undertook a major renovation and streetscaping project, which included restoring the tiered fountain with three lion statues inspired by the Piazza San Marco as photographed on the next page.



AERIAL MAP



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APROX 9,000 SF SECOND FLOOR SPACE



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RETAILER SPOTLIGHT

Cracker Barrel Old Country Store, Inc. announced it has acquired Maple Street Biscuit Company in an all-cash transaction for \$36 million.



Maple Street Biscuit Company founder and CEO Scott Moore said, "From the beginning, Maple Street Biscuit Company has focused on serving its communities through comfort food with a modern twist and gracious service. Our brands share many similarities such as scratch cooking and an emphasis on hospitality. I'm excited about this opportunity, and I believe Cracker Barrel will help us grow our brand and further achieve our mission of helping people, serving others, and being a part of the community."

The Company anticipates that the impact of the acquisition, excluding any acquisition and integration expenses, will be approximately neutral to earnings per diluted share in fiscal 2020.

<https://www.crackerbarrel.com/newsroom/news-releases/2019/oct/cracker-barrel-acquires-maple-street-biscuit-company>



RETAILER SPOTLIGHT



Since opening in November of 2012, Grape & Grain Exchange has combined craft cocktails, a curated retail space and local live music in the heart of historic San Marco Square. We strive to make every experience at GGX a memorable one, whether you're stopping in for a drink or grabbing something to go. We treat guests like family and they leave happier than when they arrived.

The Parlour offers an intimate, lounge environment for those looking to enjoy a cocktail or to take in some live music. The liquor store is the quintessential neighborhood bar, with friendly, knowledgeable staff and the "usual crowd" you're sure to find there every week.

<https://www.grapeandgrainexchange.com/about>



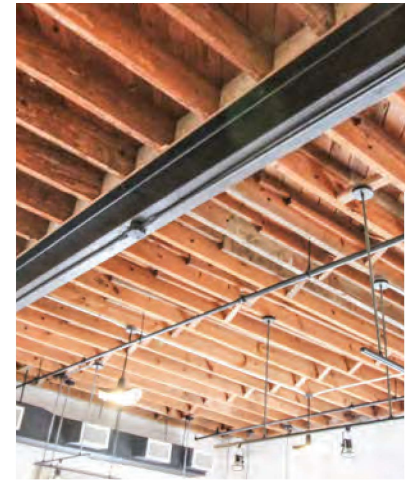
EXTERIOR PHOTOS



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INTERIOR PHOTOS



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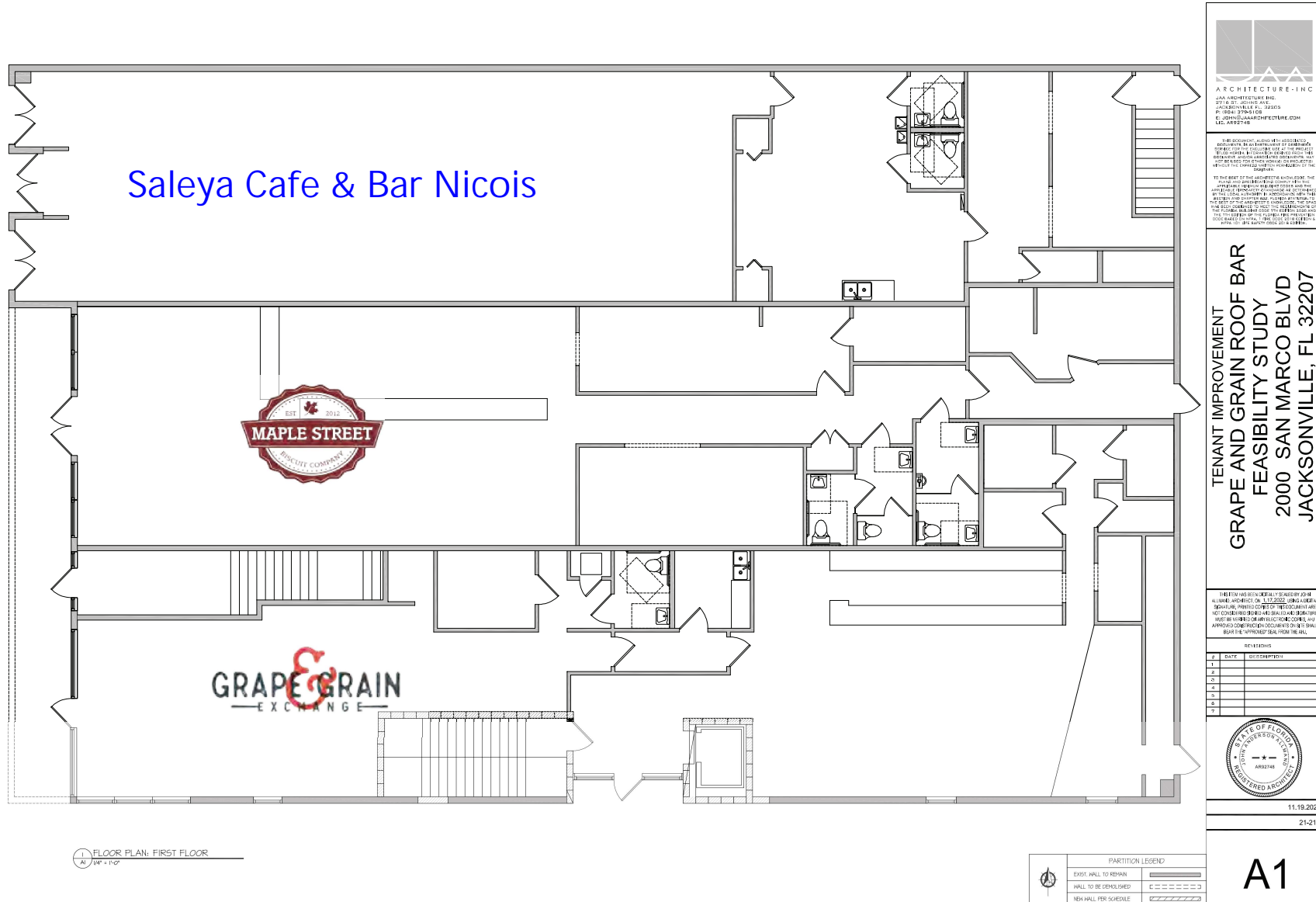
INTERIOR PHOTOS



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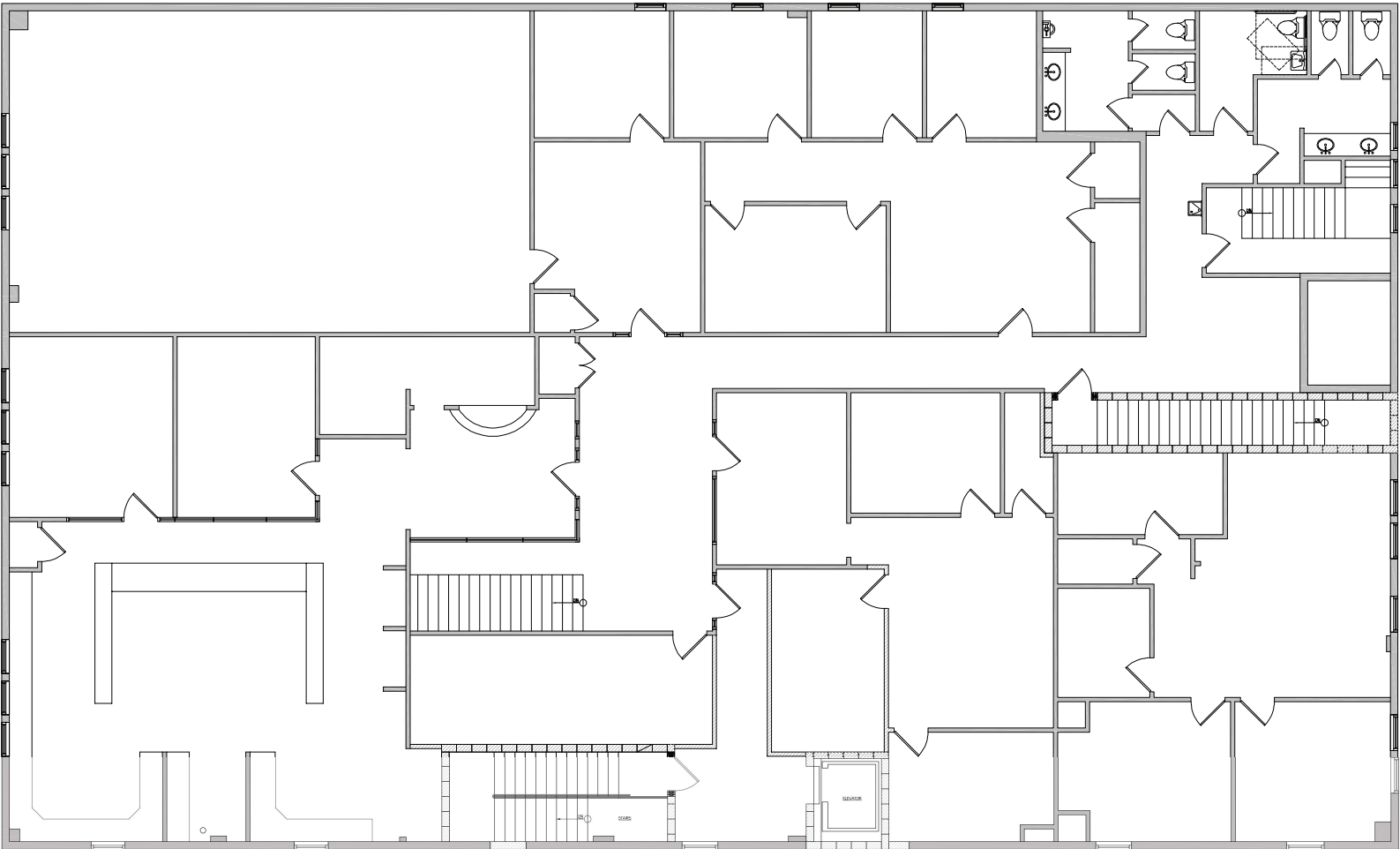
FLOOR PLAN - FIRST FLOOR - RETAIL



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FLOOR PLAN - SECOND FLOOR - OFFICE



1 FLOOR PLAN: SECOND FLOOR
A2 1/4" = 1'-0"

PARTITION LEGEND	
EXIST. WALL TO REMAIN	
WALL TO BE DEMOLISHED	
NEW WALL PER SCHEDULE	



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TENANT IMPROVEMENT
GRAPE AND GRAIN ROOF BAR
FEASIBILITY STUDY
2000 SAN MARCO BLVD
JACKSONVILLE, FL 32207

THIS PLAN HAS BEEN OFFICIALLY SEALED BY JOHN A. JAMES, ARCHITECT, ON 11/19/2021, UNDER A PROFESSIONAL SEAL. ANY CHANGES TO THIS PLAN MUST BE MADE IN WRITING AND APPROVED BY THE ARCHITECT. ANY CHANGES TO THIS PLAN MUST BE MADE IN WRITING AND APPROVED BY THE ARCHITECT.

REVISIONS	
#	DESCRIPTION
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