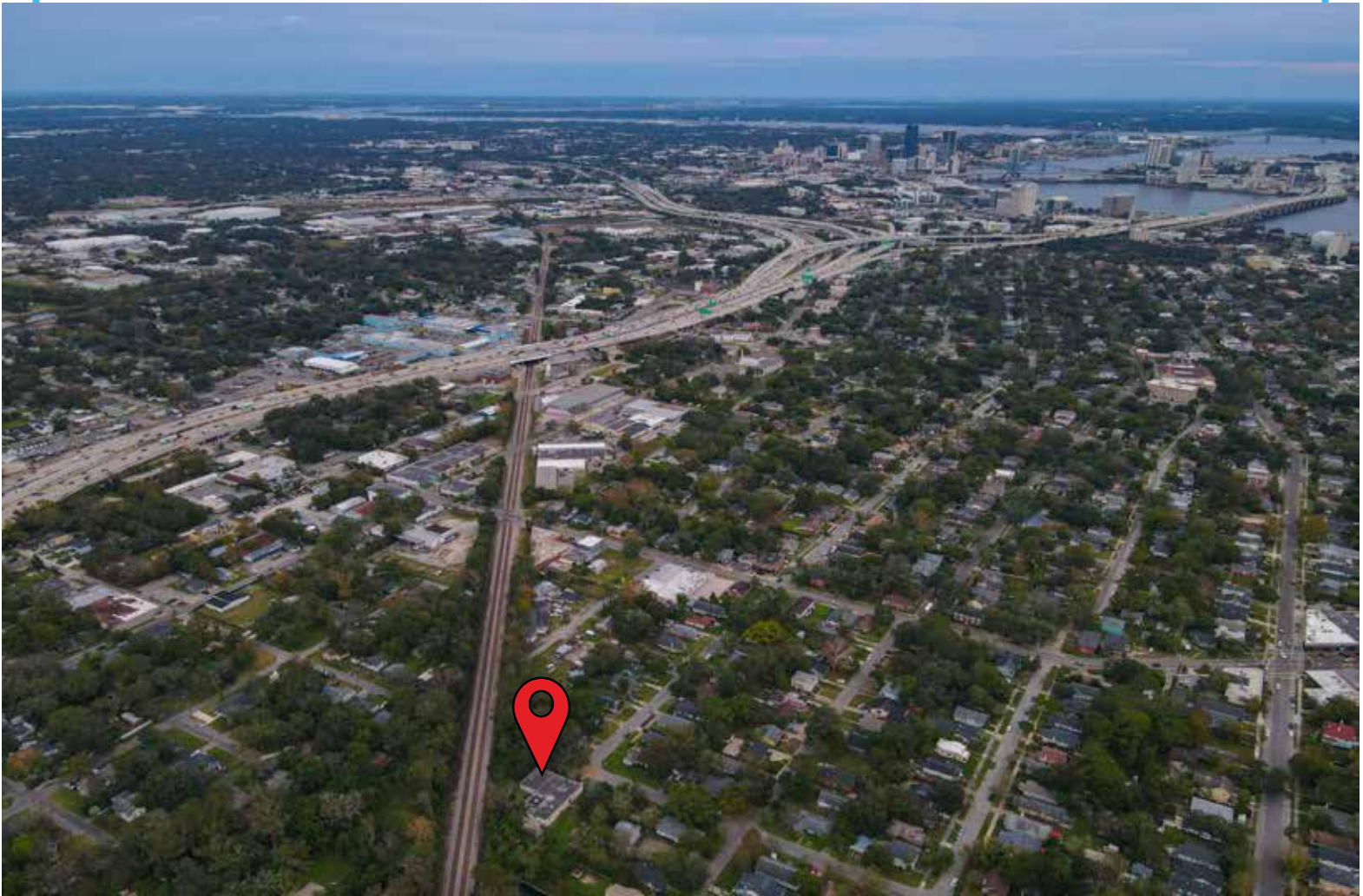


800 JAMES ST
JACKSONVILLE, FL 32205



FOR LEASE



Discover an exceptional opportunity
to grow your business in this
flex/semi-industrial space.



PRIME FLEX SPACE



Adjacent to I-10 with easy access to main roads, including I-95.



Available 5,325± square feet of prime retail space with .72 AC lot.



Located just outside Downtown Jacksonville.



Side roll-up door for convenient loading and unloading.



DEMOGRAPHICS

HOUSEHOLDS

	2 MILE	5 MILE	10 MILE
2020 Households	18,072	77,071	238,407
2024 Households	19,022	82,861	246,380
2029 Projection	20,114	87,947	259,959

INCOME \$

	2 MILE	5 MILE	10 MILE
Average Household Income	\$73,282	\$62,898	\$67,941
Median Household Income	\$49,672	\$41,720	\$50,983



WHO WE ARE


Cross Regions Group, based in Jacksonville, Florida, stands out as a premier development firm and brokerage, specializing in a diverse range of real estate services. With a strong commitment to excellence, the firm integrates innovative development strategies with expert brokerage services.

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