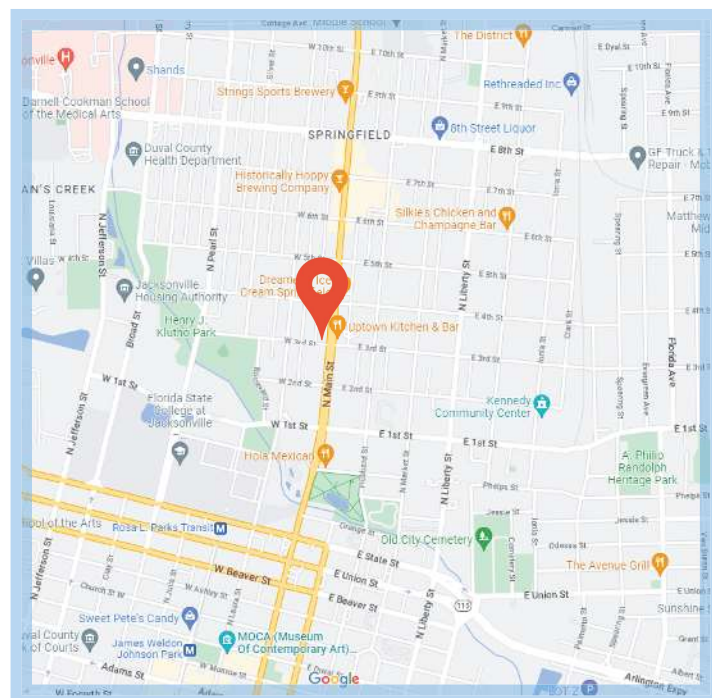




PROPERTY DESCRIPTION

- ▶ Charming Historic Retail Space For Lease
 - ▶ Lease Rate: Call for Pricing
 - ▶ Multiple Units Available 1,000-4,951 SF
- ▶ On-Site Parking Lot
- ▶ Excellent Visibility on Main Street in Historic Springfield
- ▶ Excellent Location with Fred Cotten's BBQ, Dreamette Ice Cream, Uptown Kitchen, and Bar & More on the Block
- ▶ One Block from New 201 Unit Luxury Apartment Complex
- ▶ 20,000 ± Cars Per Day on Main Street



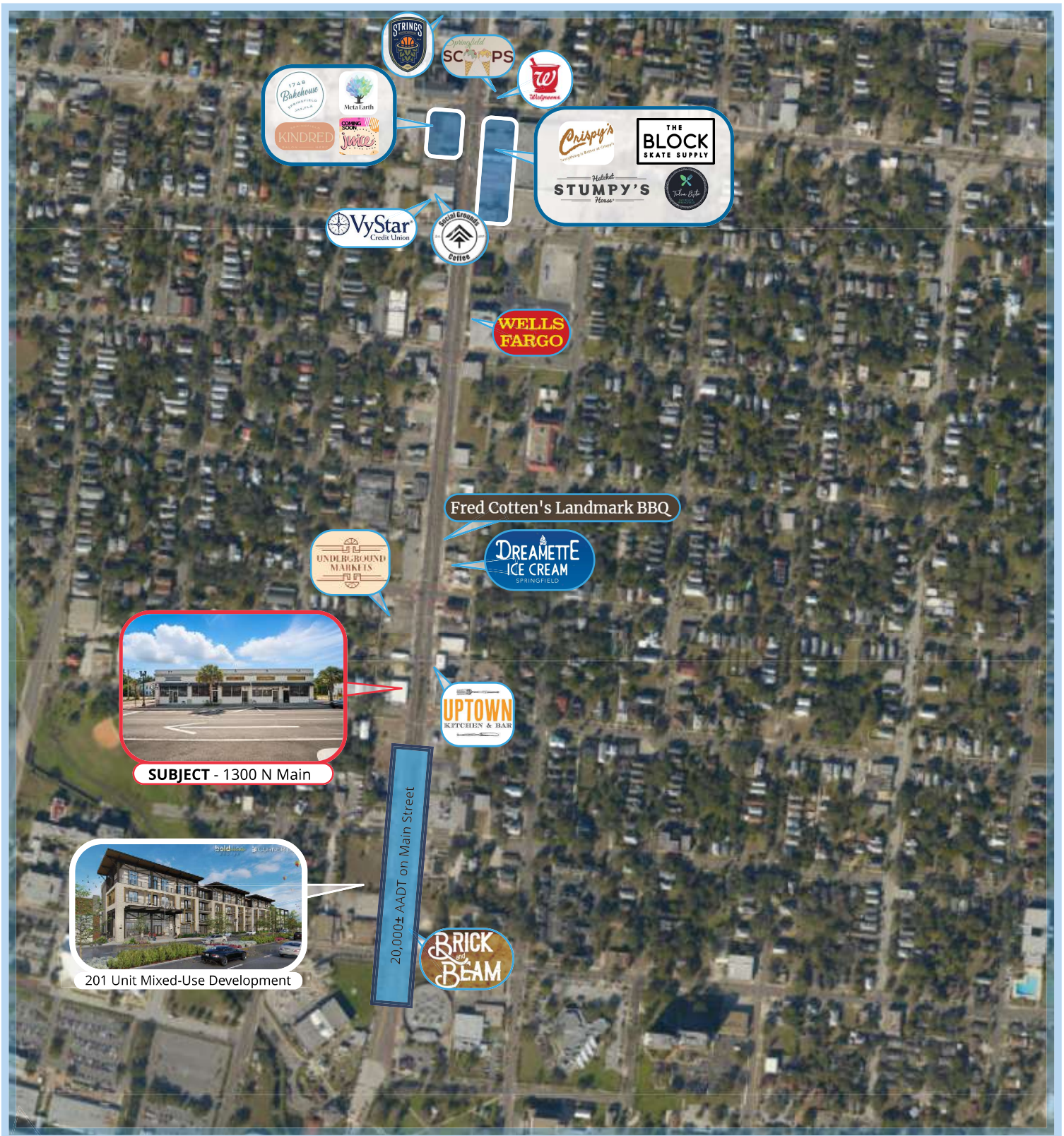
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AERIAL VIEW



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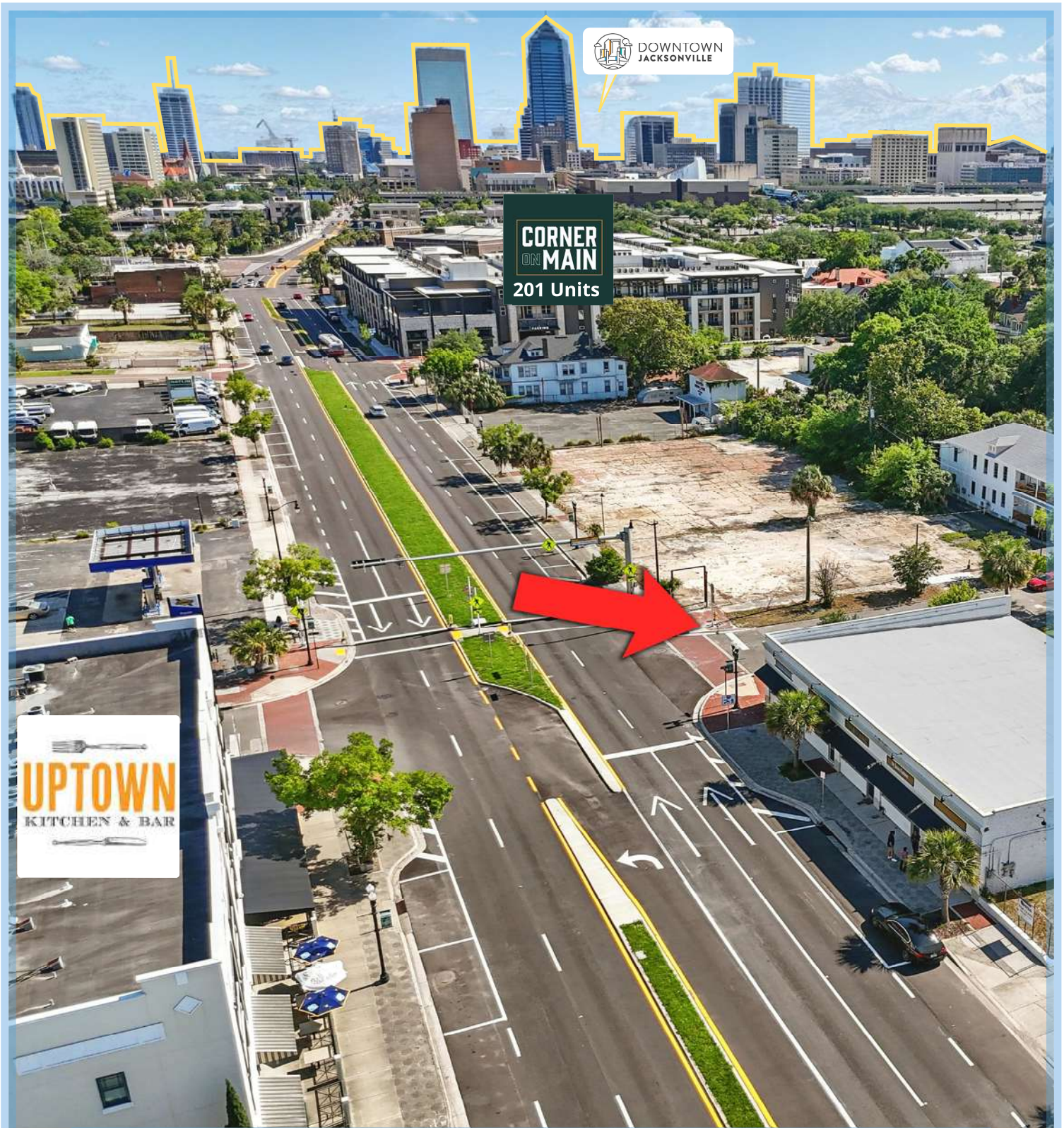
RETAIL SPACE AVAILABLE FOR LEASE

1300-1326 N. Main Street
Jacksonville, FL 32206



• Property Sales • Property Leasing • Property Management •

AERIAL VIEW



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LOCATION DETAILS

- ▶ Located in Booming Historic Springfield
- ▶ On-Site Parking Lot for Tenants
- ▶ Fred Cotten's BBQ, Dreamette Ice Cream, Underground Markets, Uptown Kitchen & Bar, and More on the Same Block!
- ▶ Located Directly on Main Street In Close Proximity to Downtown Jacksonville
- ▶ One Block from 201 Unit Luxury Apartment Complex (Now Leasing)

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2024 Total Population:	16,006	86,236	221,086
Median Age:	40	39	39
HOUSEHOLDS			
2024 Total Households:	6,212	36,562	91,396
Average Household Income:	\$30,716	\$32,533	\$41,601

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