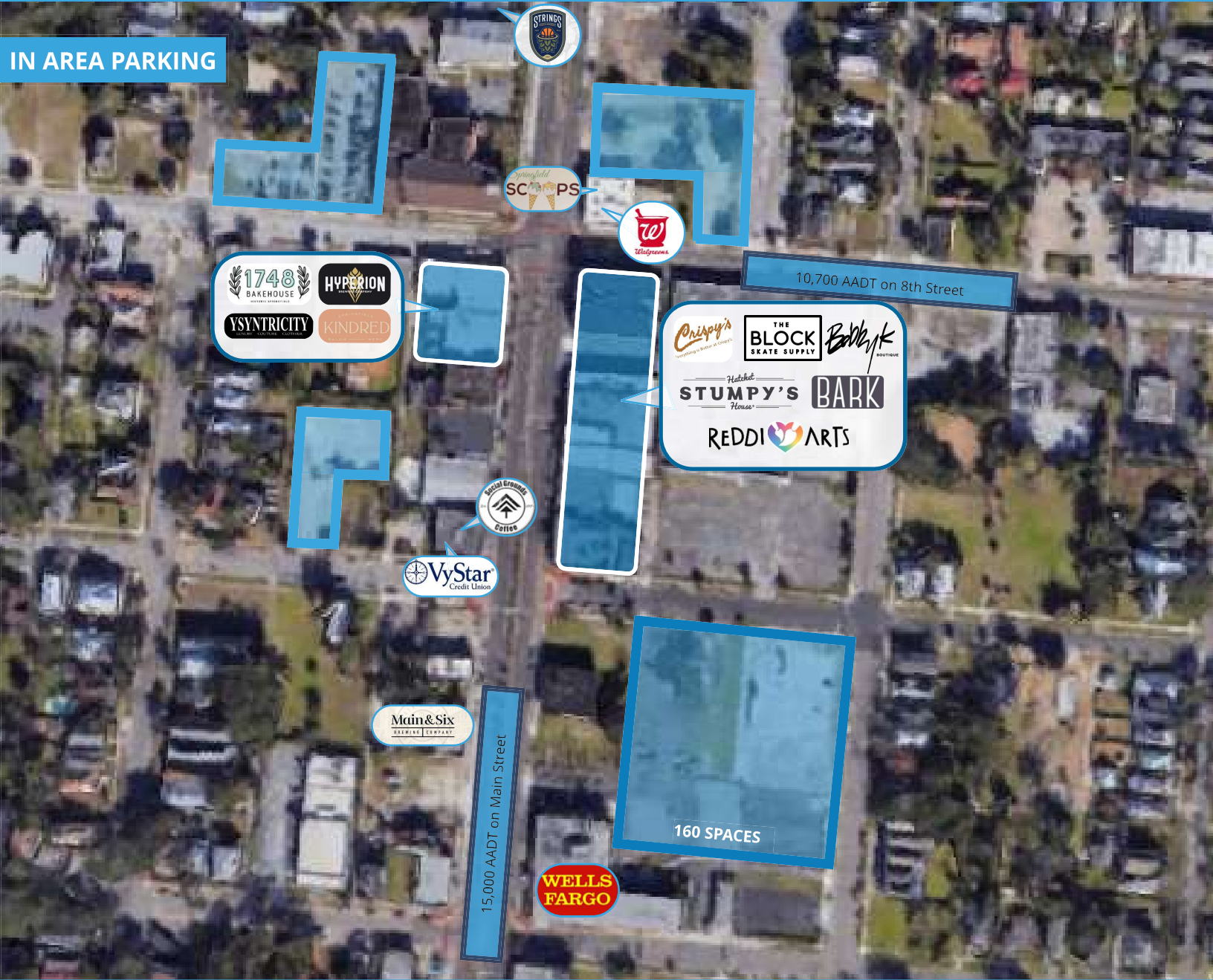




## PROPERTY DESCRIPTION

- ▶ Approx. 5,600 SF Available
- ▶ Extra Tall Ceilings, Exposed Bricks, Tons of Character and Potential Rooftop Amenity with View of Downtown
- ▶ Lease Rate: Negotiable
- ▶ Excellent Location in Historic Springfield with 1748 Bakehouse, Crispy's, Reddi Arts, The Block Skate Supply, Hyperion Brewing, and Social Grounds Coffee on the Block
- ▶ 15,000 ± Cars Per Day on Main Street
- ▶ 10,700 ± Cars Per Day on 8th Street





IN AREA PARKING

## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
<b>POPULATION</b>			
2019 Total Population:	20,682	88,774	220,392
Median Age:	36.9	37.2	36.9
<b>HOUSEHOLDS</b>			
2019 Total Households:	6,882	36,492	90,175
Average Household Income:	\$46,775	\$46,935	\$53,870




**6.98M SF OF OFFICE INVENTORY**  
*(Class A & B only - excludes government-owned inventory)*

**539K SF OF OFFICE UNDER CONSTRUCTION**  
FIS Headquarters - 386,000 SF  
JEA Headquarters - 153,000 SF



**56K**  
DOWNTOWN EMPLOYEES



**2,400**  
DOWNTOWN BUSINESSES

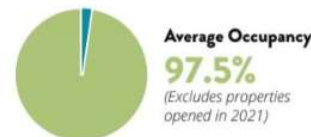
**TOP BUSINESS SEGMENTS**  
*Excluding Miscellaneous Services & Unclassified*

1. Legal, Scientific & Tech Services
2. Health Care & Social Assistance
3. Finance & Insurance
4. Retail Trade
5. Public Administration
6. Real Estate, Rental & Leasing
7. Accommodation & Food Services

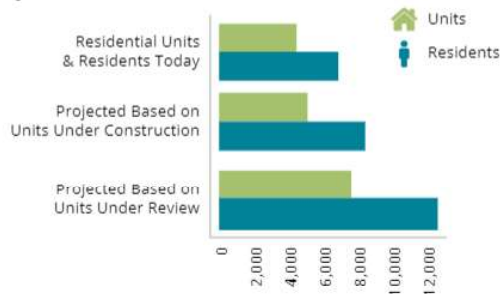
**HOUSING PROFILE & GROWTH**

*Source: Duval County Property Appraiser, Zillow, Self Reported, Publicly Available News Sources*

**Growth Snapshot**



**Projected Increase in Residents and Units**



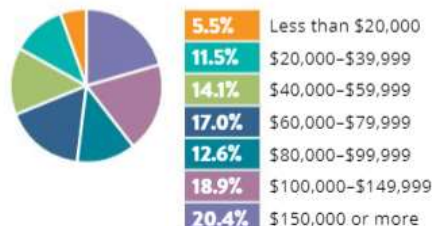
**Residential Sales**

AVERAGE SALE PRICE **\$299.9**  
AVERAGE PRICE / SF **\$200**  
RANGE / SF **\$86-\$363**

**Residential Leases**

AVERAGE RENT / MO **\$1,579**  
RANGE **\$675-\$5,785**

**Annual Household Income**



**Education**

