



THE ELKS BUILDING

— 201 N. Laura Street | Jacksonville, FL 32202 —

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Retail Space Available for Lease



SUITE #	AVAILABLE SF	PRICE
SUITE 211	3,115± SF	\$18.00/NNN
SUITE 209	842 ± SF	\$18.00/NNN
SUITE 49	700± SF	\$18.00/NNN
SUITE 45	674± SF	\$18.00/NNN

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Building Overview & Highlights

Located downtown on the corner of Laura and Adams Streets, The Elks Building remains on the US National Register of Historic Places and offers retail options in the heart of the central business district. Built in 1925 by famous local architect Roy A. Benjamin, this building's classic architecture and long-standing history make it a prime location for retail users.



HARD CORNER OF
DOWNTOWN JACKSONVILLE'S
MAIN RETAIL CORRIDOR



AMPLE GARAGE & STREET
PARKING



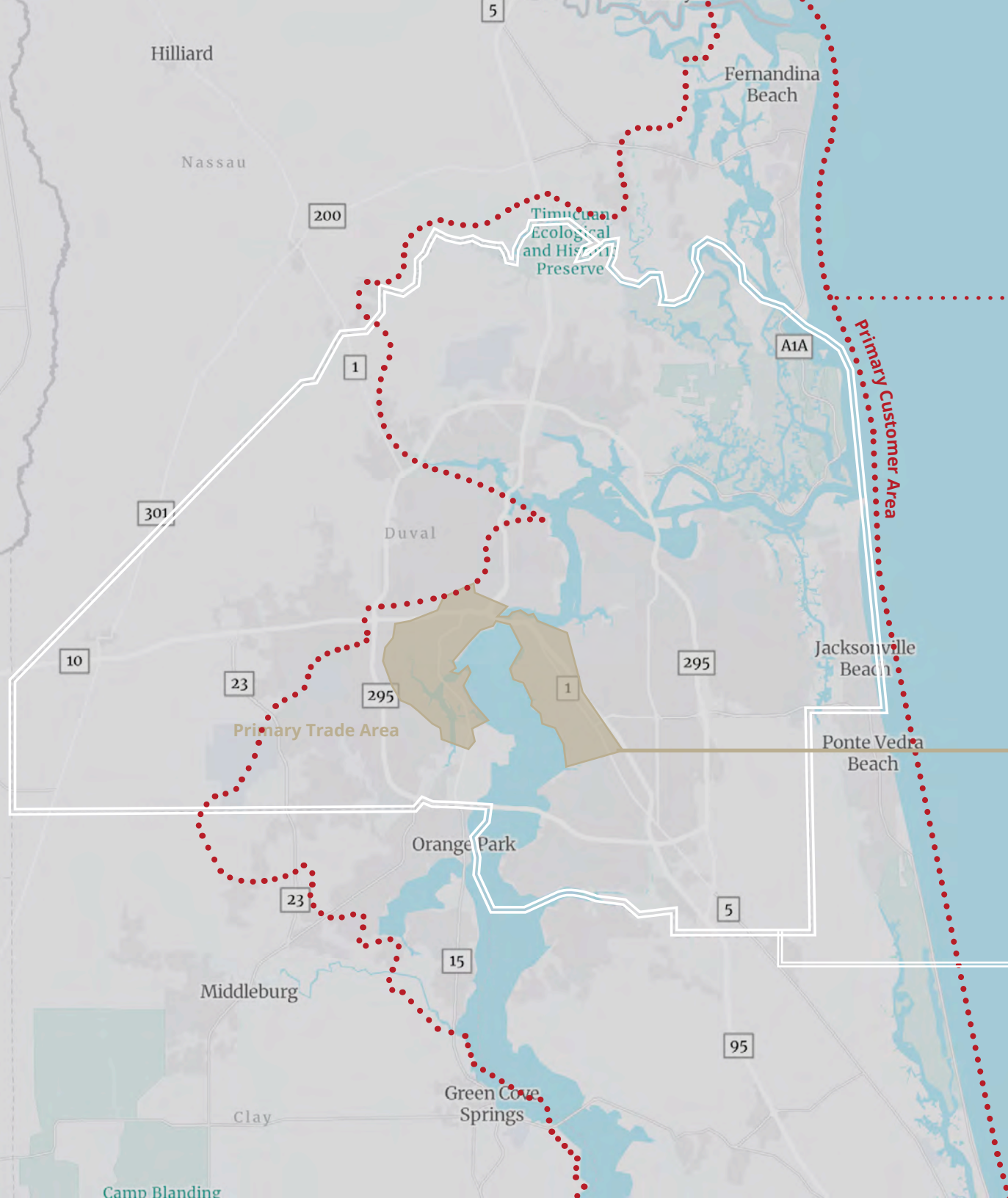
HIGH WALKABILITY



EASY ACCESS TO I-95, I-10 &
I-295








CO-TENANTS INCLUDE A MIX
OF NATIONAL AND LOCAL
RETAILERS



THE ELKS BUILDING

Market Depth

Primary Customer Area

	Population	2023 - 1,379,798 2028 - 1,442,472
	Households	2023 - 552,090 2028 - 583,905
	Household Income (Ann.)	2023 - \$106,063 2028 - \$121,844
	Median Home Value	2023 - \$336,245 2028 - \$352,982
	Daytime Population	2023 - 1,425,732

Primary Trade Area

2023 Population	134,768
2023 Average HH Income	\$90,944

Duval County

Jacksonville was named the **#1 Fastest Growing Metro** in the State.

Source: JLL, 2022

URBAN RETAIL

SPRINGFIELD RETAIL

DOWNTOWN RETAIL

BROOKLYN RETAIL

FIVE POINTS RETAIL

RIVERSIDE RETAIL

SAN MARCO RETAIL

SAN MARCO SQUARE RETAIL

Prime Osborn Convention Center

Vystar Veterans Memorial Arena

Armada Stadium

Jax Fairgrounds

121 Financial Ballpark

TIAA Bank Field

M.O.S.H.

HYATT

FOUR SEASONS

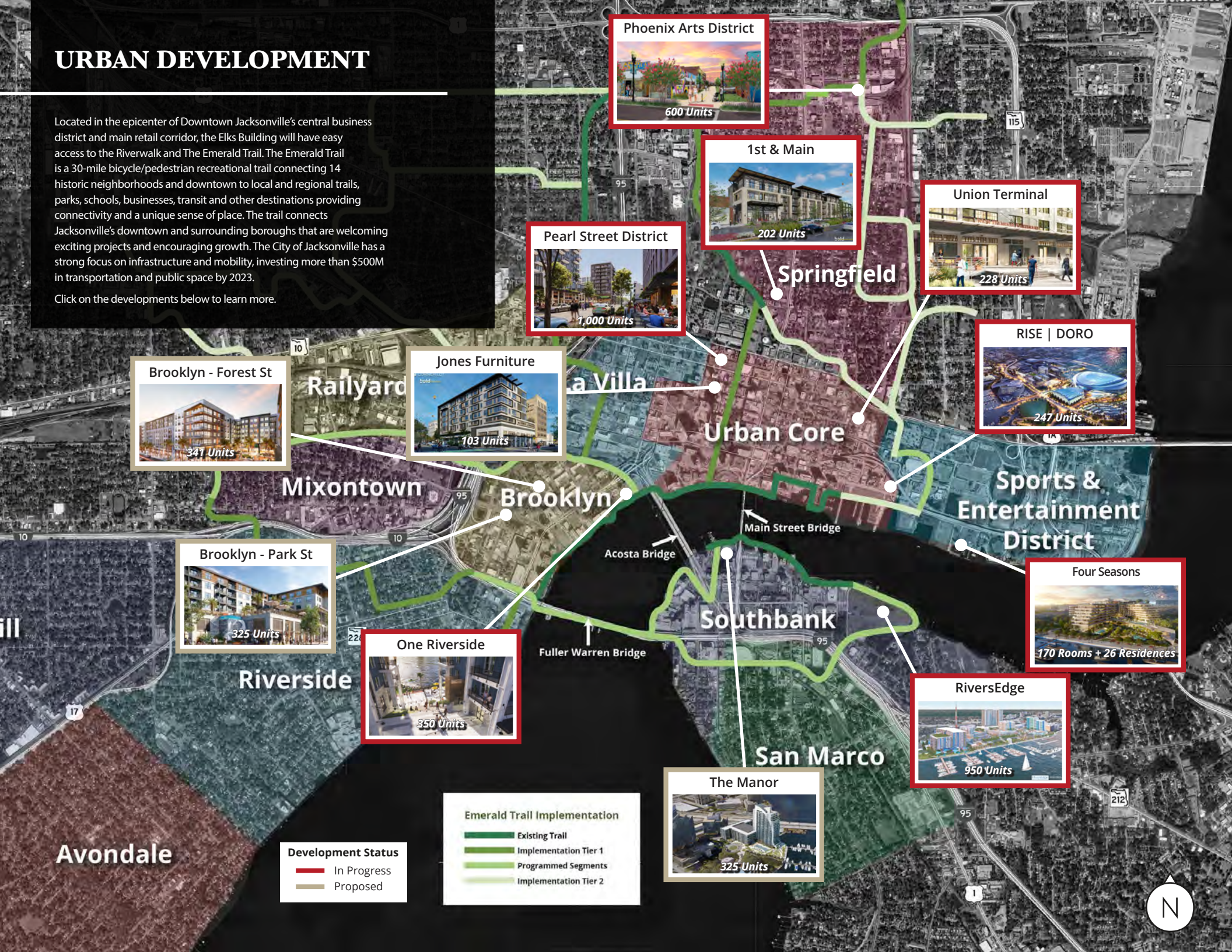
Cummer Museum



URBAN DEVELOPMENT

Located in the epicenter of Downtown Jacksonville's central business district and main retail corridor, the Elks Building will have easy access to the Riverwalk and The Emerald Trail. The Emerald Trail is a 30-mile bicycle/pedestrian recreational trail connecting 14 historic neighborhoods and downtown to local and regional trails, parks, schools, businesses, transit and other destinations providing connectivity and a unique sense of place. The trail connects Jacksonville's downtown and surrounding boroughs that are welcoming exciting projects and encouraging growth. The City of Jacksonville has a strong focus on infrastructure and mobility, investing more than \$500M in transportation and public space by 2023.

Click on the developments below to learn more.



Phoenix Arts District
600 Units

1st & Main
202 Units

Union Terminal
228 Units

Pearl Street District
1,000 Units

RISE | DORO
247 Units

Brooklyn - Forest St
341 Units

Jones Furniture
103 Units

Brooklyn - Park St
325 Units

Four Seasons
170 Rooms + 26 Residences

One Riverside
350 Units

RiversEdge
950 Units

The Manor
325 Units

Development Status

- In Progress
- Proposed

Emerald Trail Implementation

- Existing Trail
- Implementation Tier 1
- Programmed Segments
- Implementation Tier 2



DOWNTOWN JACKSONVILLE

18.5M VISITORS ANNUALLY

2M more visitors than St. Johns Town Center



\$471M IN SEASON REVENUE (2022)
66,459 SPECTATORS IN AVERAGE HOME GAME ATTENDANCE (2022)



72 HOME GAMES SCHEDULED IN 2021 SEASON
4,960 IN AVERAGE GAME ATTENDANCE



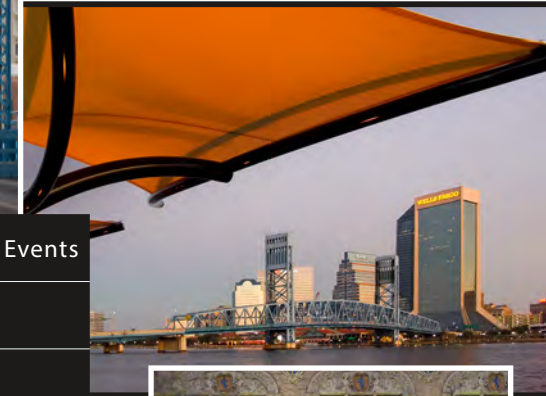
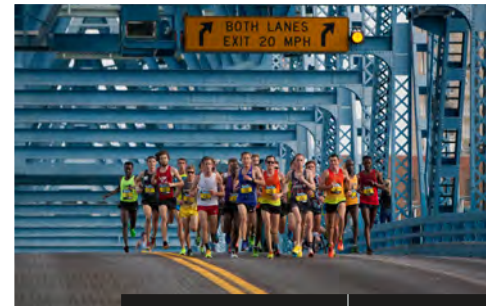
37 HOME GAMES SCHEDULED IN 2022-2023 SEASON
7,749 IN AVERAGE GAME ATTENDANCE -- THE HIGHEST IN ECHL (2023)



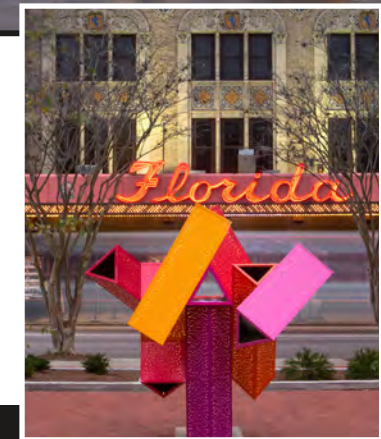
28 CONCERTS HELD IN 2022
656,134 IN ANNUAL ATTENDANCE RATE



168 TOTAL EVENTS IN 2018-2019
\$12.9M IN ECONOMIC IMPACT DURING 2018-2019



VENUE	Number of Events
TIAA BANK FIELD	245
CENTER FOR THE PERFORMING ARTS	224
CONVENTION CENTER	200
VYSTAR VETERAN'S MEMORIAL ARENA	128
RITZ THEATER	86
121 FINANCIAL BALLPARK	83
DAILY'S PLACE	31



POPULATION

- 97.5%** occupancy rate
- 72.2%** of the population has a four year degree or higher
- 53%** residents between 25-54 years old
- 50%** increase in multifamily residential growth during the last 10 years

OFFICE

- 3** Fortune 500 headquarters
- 2,400** businesses in downtown
- 64%** of employees downtown have an annual income of \$80,000+
- 54%** of employees live less than 10 miles from downtown
- 65,119** daytime employees

EDUCATION

- 3** major college campuses downtown
- 1** law school
- \$300M** proposed UF Tech & Innovation Campus

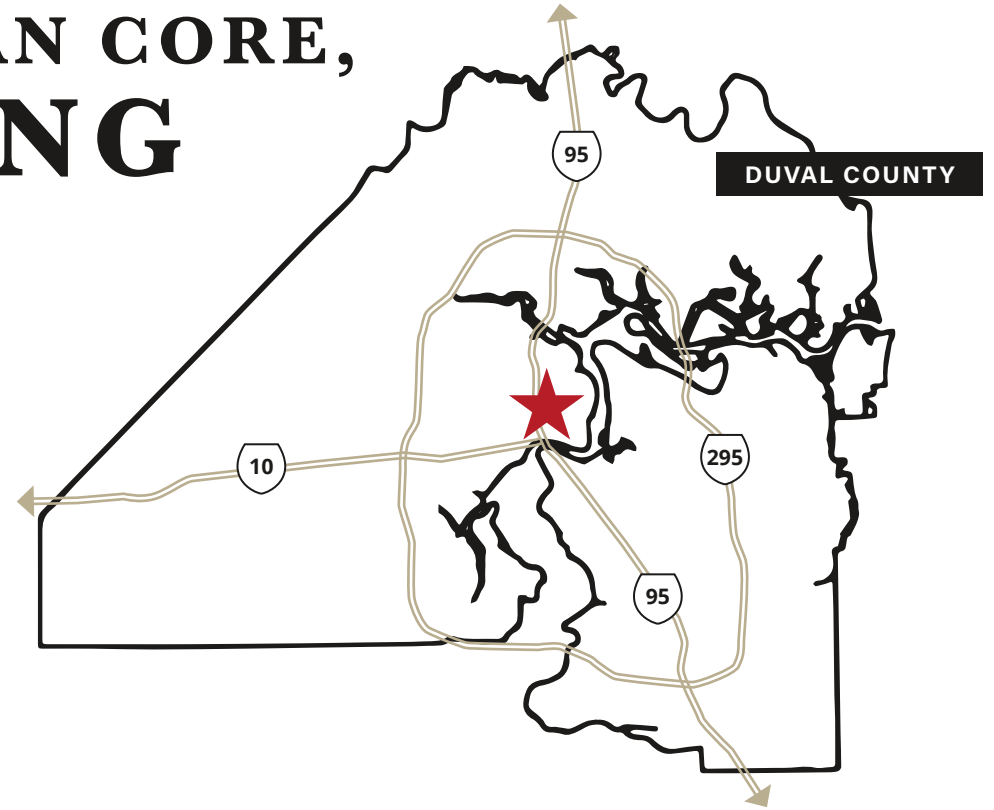
MEDICAL

- 5** major hospital campuses less than three miles from downtown

GROWTH

- 2** new headquarters, FIS (fintech) and JEA (public utility), have added more than 500K SF of office space Downtown
- 245K** retail space under construction
- 1,580** multifamily units under construction

JACKSONVILLE'S URBAN CORE, TRANSFORMING



With nearly \$8 billion in development in the pipeline, jumping \$3 billion within the last year, new urban developments are beginning to flourish in Downtown and the surrounding areas. Nearly 1,600 multifamily units are currently under construction and by 2030, Downtown anticipates to reach 18,300 residents with a total of 8,140 newly-developed units online.



#3

Hottest Job Market in America, according to The Wall Street Journal, 2023



HIGH-GROWTH TRADE AREA:

3-mile population is projected to grow 7% through 2025.

\$8B

in major urban projects currently in the pipeline, a **16x** jump from seven years ago

\$2.42B under construction

\$3.39B proposed

\$1.57B in review

\$723M completed since 2022



THE
URBAN @
DIVISION



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