

May & Magnolia



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\$2,750,000

Asking Price

7,100 SF

Square Footage

.30 AC

Acreage

**Dedicated,
On Site**

Parking



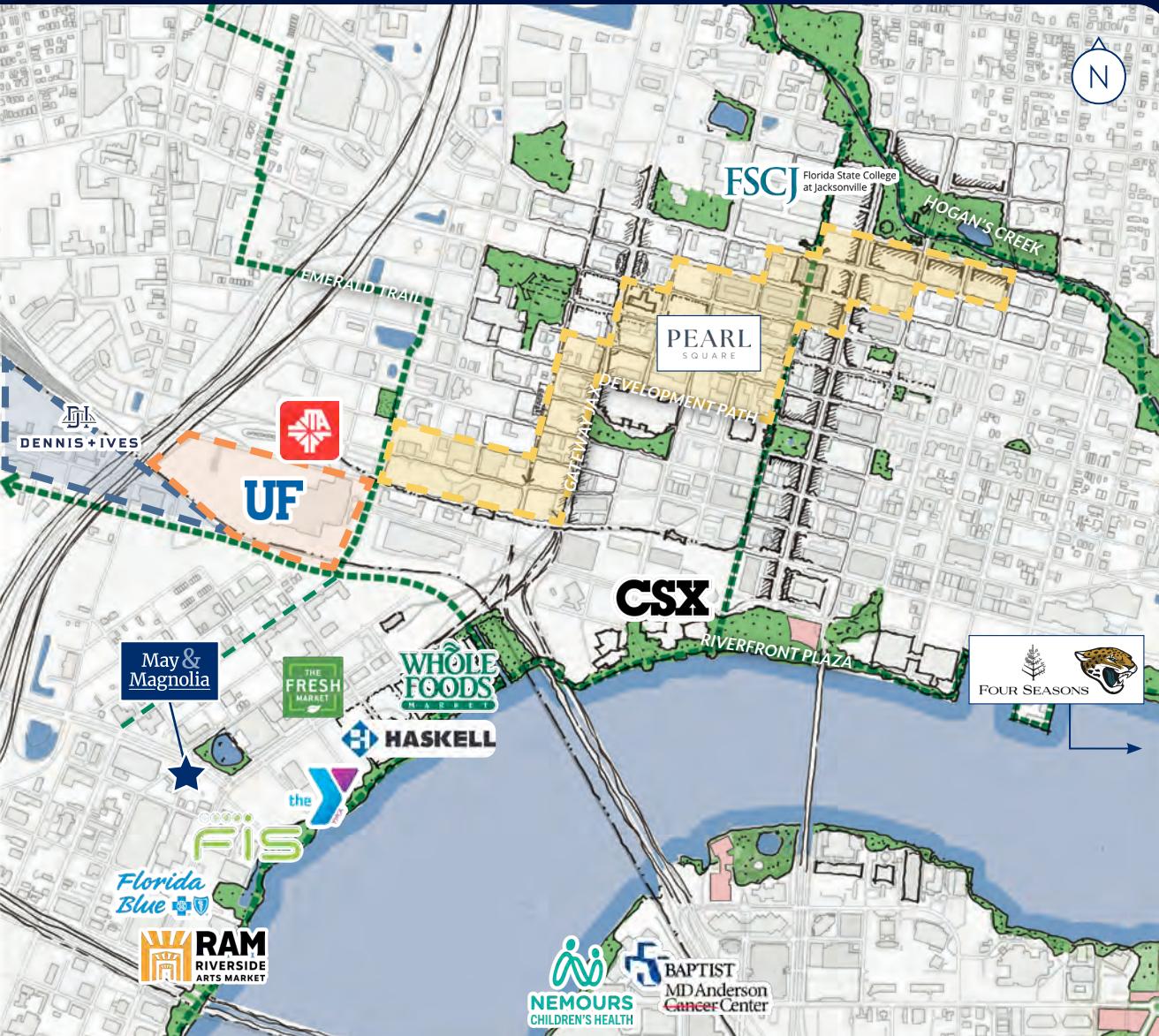
**View
Site Plan**



Trail of Growth

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 unparalleled accessibility, connectivity, and a unique sense of place. The trail connects downtown to surrounding boroughs that are welcoming exciting projects and encouraging growth.



The Restoration of McCoys Creek

The Restoration of McCoys Creek is a \$105M project that will lead to the re-beautification of McCoys creek, helping connect all of the Rail Yard District to Jacksonville's St. Johns Riverwalk

Timeline: Under Construction

[Click Here to Learn More](#)



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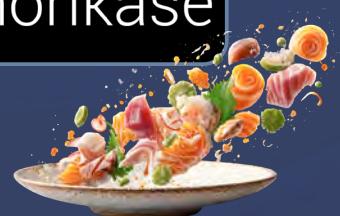
Meet the New Neighbors



FIVE



norikase



HAWKERS
ASIAN STREET FOOD



Downtown Jacksonville Development

Development Pipeline

 **\$8.8B**
in development

 **12.3K**
total residential units

 **18.3K**
total residents

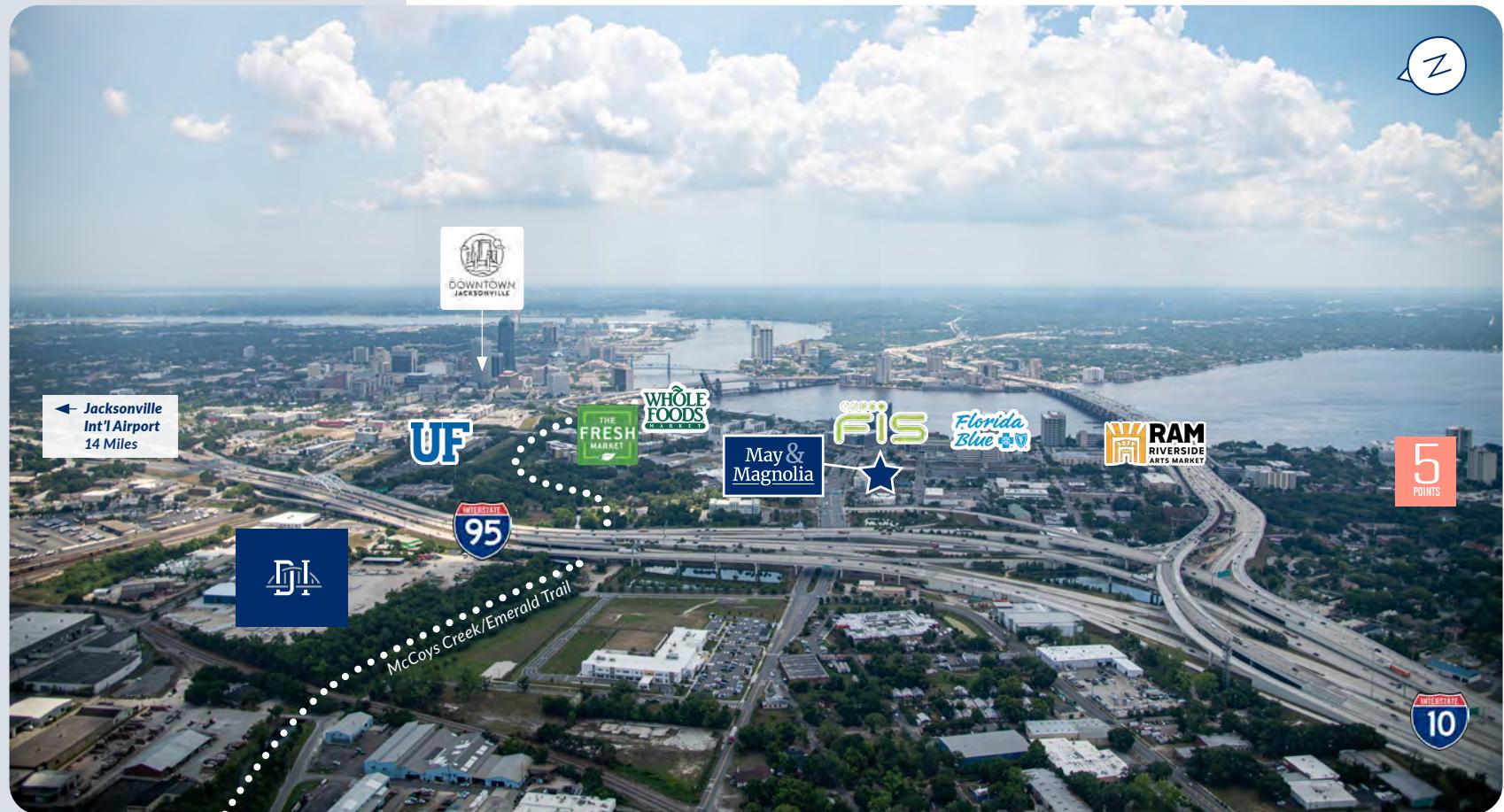
 **\$500M**
in transportation & public spaces

 **\$300M**
University of Florida
Technology &
Innovation campus to
start classes in 2025



Click on the developments above for additional information.

Connectivity



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14
MILES
from JAX International Airport

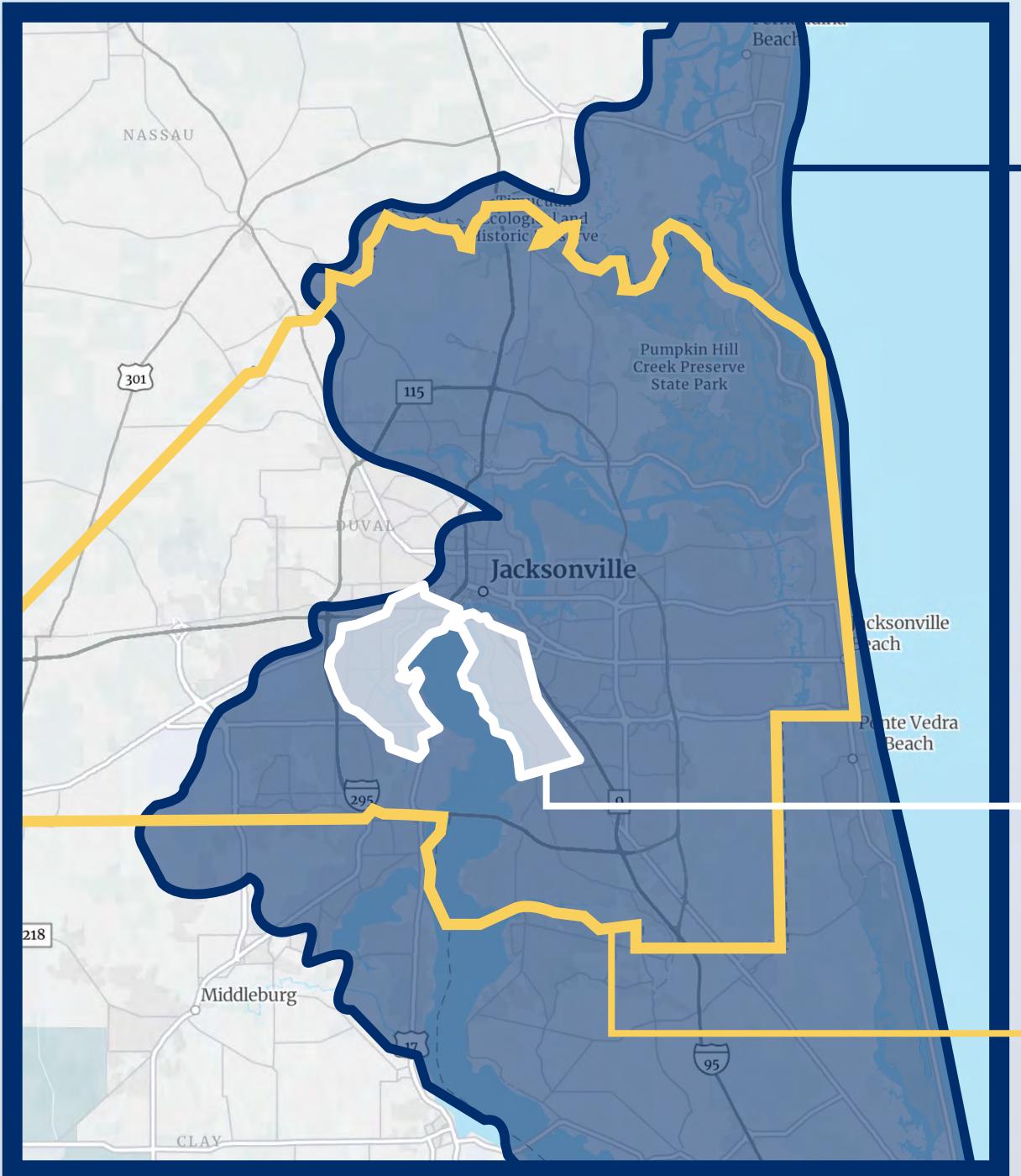
<5
MINUTES
from I-10

<5
MINUTES
from I-95

1
MILE
from Jacksonville's Riverwalk

ADJ. TO University of Florida's Graduate Campus

ADJ. TO Downtown Jacksonville



Market Depth

Primary Customer Area

	Population	2023: 1,379,798 2028: 1,442,472
	Households	2023: 552,090 2028: 583,905
	Household Income	2023: \$106,063 2028: \$121,844
	Median Home Value	2023: \$336,245 2028: \$352,982
	Daytime Population	2023: 1,425,723

Primary Trade Area

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

Jacksonville - Duval County

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

Downtown Workforce



FORTUNE 500S IN DOWNTOWN

MAJOR DOWNTOWN EMPLOYERS

65,119

Daytime
Employees

2,400

Businesses in
Downtown



Source: ESRI Business Analyst

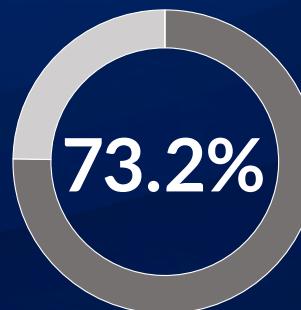
Downtown Employee Profile



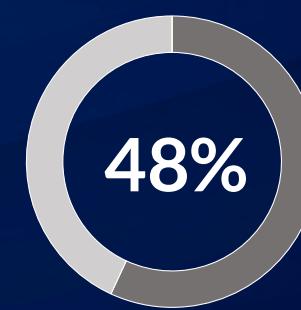
Like or love working downtown



Have an annual household income of \$80,000+



Have a four-year degree or higher



Have a commute time of 20 minutes or less

Top Business Sectors by Employment

- Public Administration
- Professional, Scientific & Tech Services
- Health Care & Social Assistance
- Finance & Insurance
- Information
- Education Services
- Legal Services
- Central Bank/Credit Intermediation
- Transportation & Warehousing
- Accommodation & Food Services

Downtown Jacksonville



1M+ spectators in attendance annually
\$118,000 annual household income of season ticket holder



58 home games annually
5,000 in average game attendance -
 350,000 people annually



37 home games in the 2022-2023 season
7,749 in average game attendance,
 the highest in ECHL (2023)



28 concerts held in 2022
700,000 in annual attendance



150+ events held annually
\$16M in economic impact during 2021-2022



**18M+ VISITORS
 ANNUALLY**

2M more visitors than
 St. Johns Town Center



Source: Downtown Investment Authority



351K AVERAGE WEEKLY VISITS



POPULATION

96% residential occupancy rate
 72.9% of the population has a four year degree or higher
 53% residents between 25-54 years old
 50%+ increase in residents during the last five years

OFFICE

3 Fortune 500 headquarters
 8,922 businesses within 3 miles of Downtown
 53,450 Downtown daytime employees
 97,401 daytime employees within 3 miles of Downtown
 69.3% of employees have a household income of \$80,000+

EDUCATION

3 major college campuses downtown
 1 law school
 \$300M UF Tech & Innovation Campus with classes starting in 2025

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 Downtown office space
 #2 Hottest Job Market in America (Wall Street Journal, 2024)
 #4 Fastest Growing City in America (U.S. Census Bureau, 2024)

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