

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

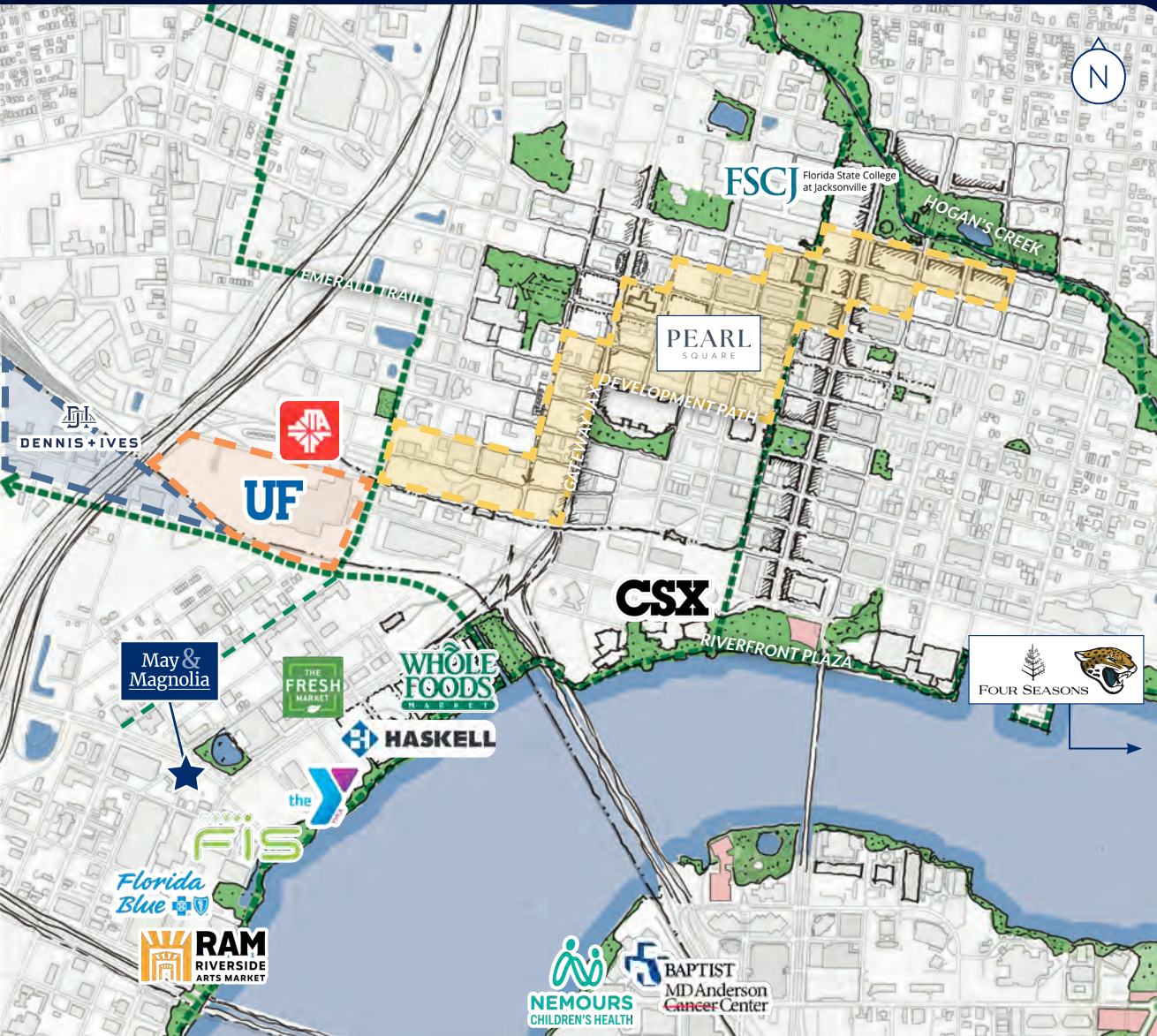
The Emerald Trail is a 30-mile bicycle/pedestrian recreational trail connecting 14 historic neighborhoods and downtown to local and regional trails, parks, schools, businesses, transit and other destinations, providing unparalleled accessibility, connectivity, and a unique sense of place. The trail connects 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](#)



Meet the New Neighbors



[solidcore]



FIVE



norikase



Downtown Jacksonville Development

Development Pipeline



\$8.8B
in development



12.3K
total residential units



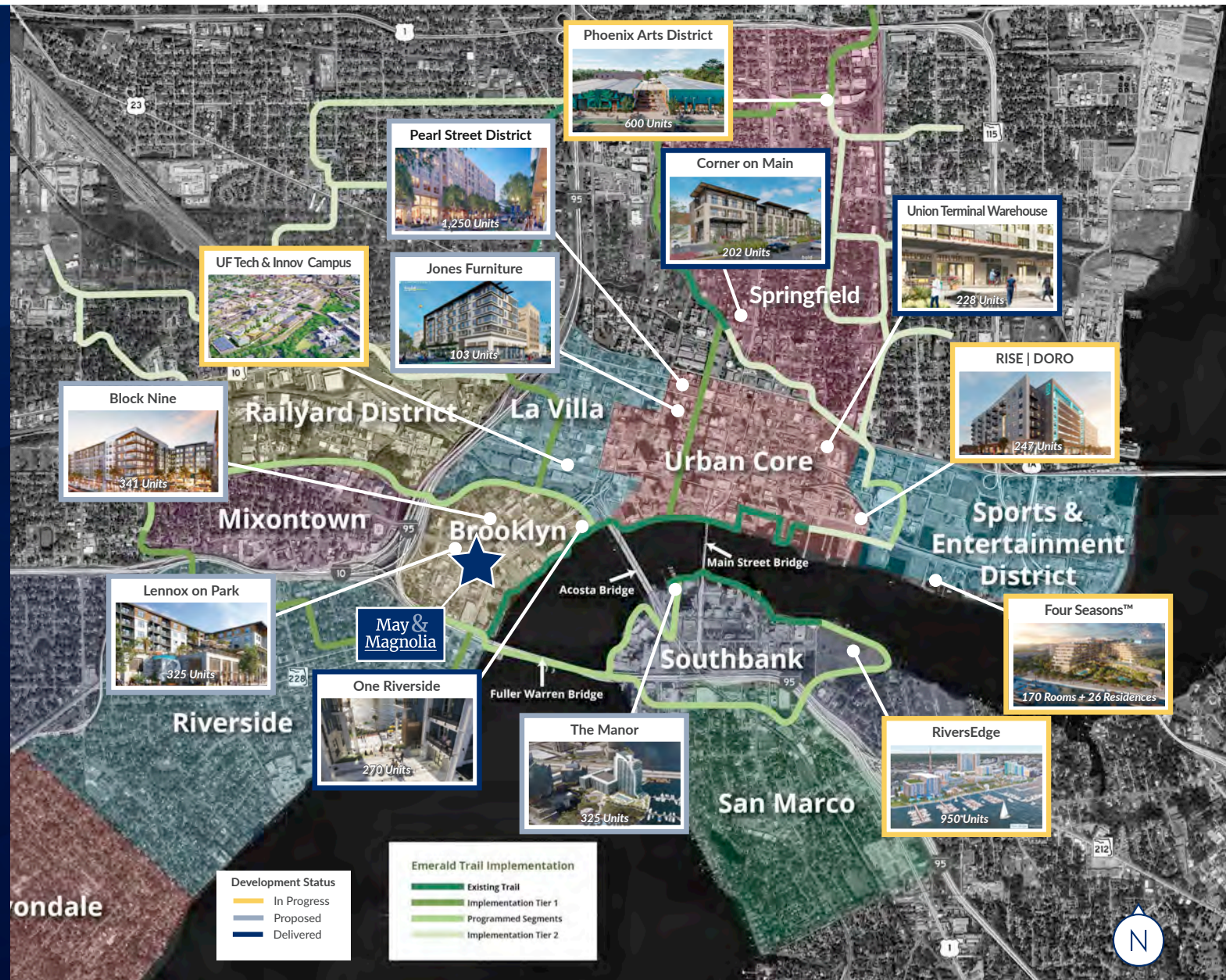
18.3K
total residents



\$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



May & Magnolia

14
MILES

JAX International
Airport

1
MILE

from Jacksonville's
Riverwalk

<5
MINUTES

from I-10

ADJ.
TO

University of Florida's
Graduate Campus

<5
MINUTES

from I-95

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

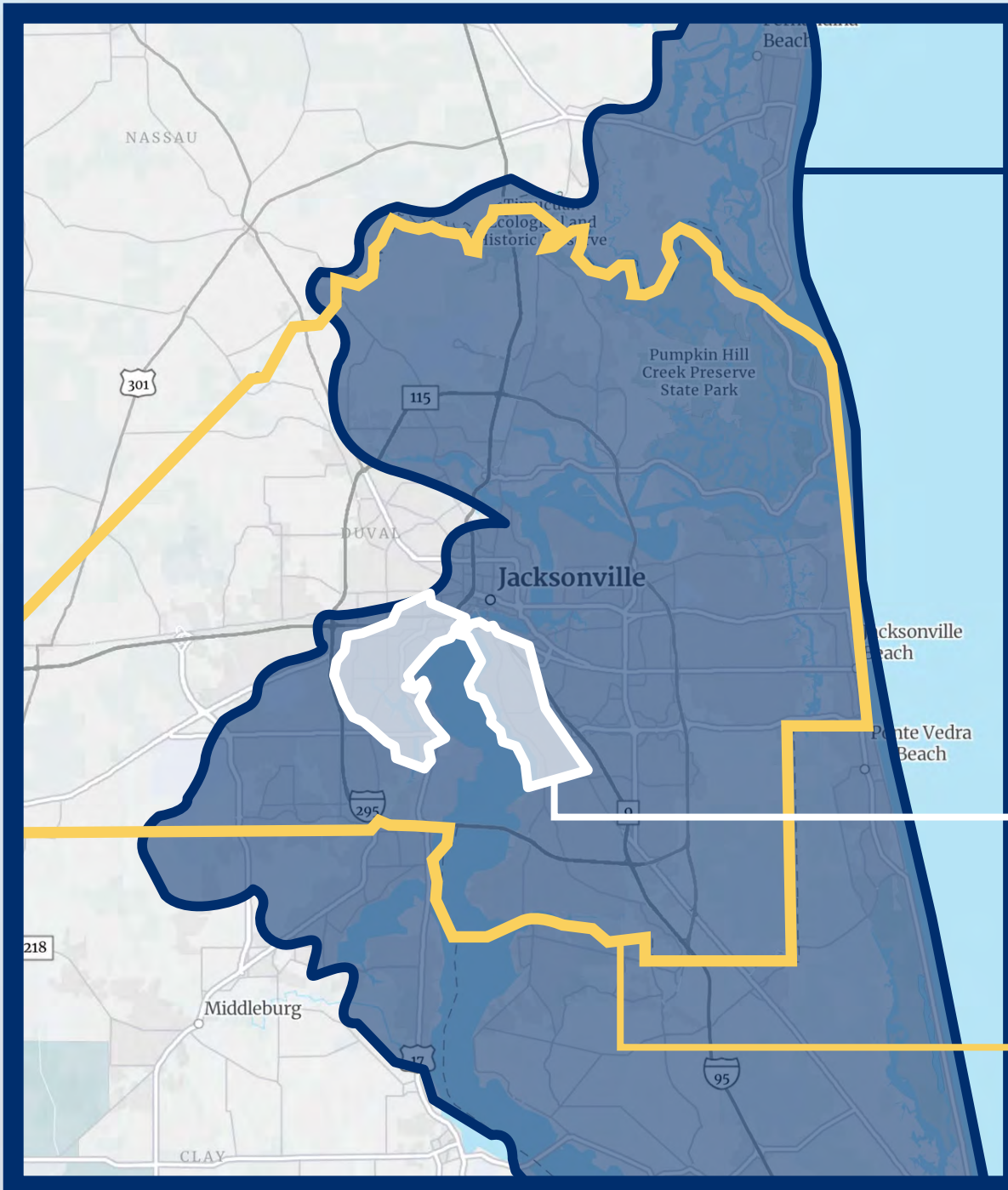
134,768

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

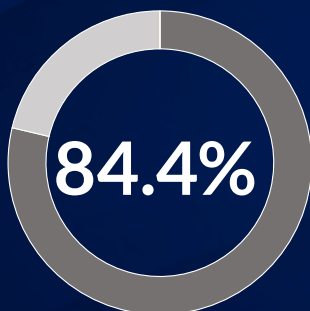
2,400

Businesses in
Downtown

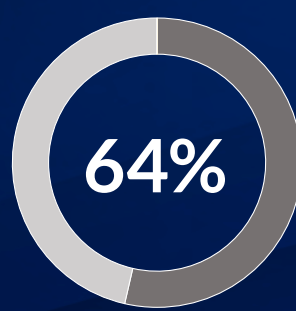


Source: ESRI Business Analyst

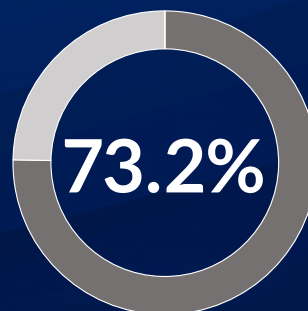
Downtown Employee Profile



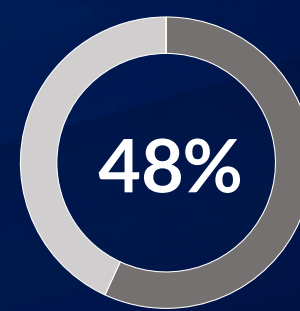
Like or love working
downtown



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)



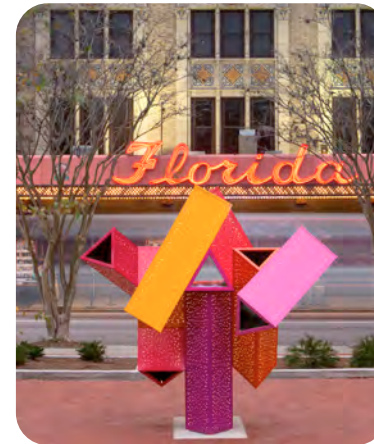
28 concerts held in 2022
700,000 in annual attendance



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



EVENT	# ANNUAL EVENTS
Sports Games	167
Festivals	55
Concerts	624
Expositions	43
Performing Arts	241
Community	136
Conferences	95
TOTAL	1,361



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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