



**SUBJECT  
PROPERTY**

**FOR SALE | Total SQ.FT. 6000**

**1030 Hendricks Ave,  
Jacksonville, FL 32207**

**ST. JOHNS**  
COMMERCIAL PROPERTIES

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The information is deemed reliable, but not guaranteed.

# PROPERTY SUMMARY

**ST. JOHNS**  
COMMERCIAL PROPERTIES

## 1030 HENDRICKS AVE., JACKSONVILLE, FL 32207

**LIST PRICE: \$2,550,000**

Property Size: 0.21 acres

Size: 6000 SQ.FT. Gross

Zoning: Commercial Central Business District

AADT: 7900

### Property Highlights

- 125' on Hendrick Ave.
- CCBD Zoning
- Urban Area with New Growth
- Approx. 26 parking spaces

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**Property Description:** The subject property is located at 1030 Hendricks Ave., Jacksonville, FL 32207. The current tenants are Design Cooperative, Strands Hair Salon and one unit available for lease. The downstairs base area is approx. 3000 sq.ft. (split in half for two tenants) and the upper area is approx. 3000sq.ft. There are approximately 26 parking spaces.

The San Marco area around 1030 Hendricks Ave. hosts a variety of businesses, including boutique shops, art galleries, and professional services and apartments contributing to the neighborhood's dynamic atmosphere.

New Development in the area: The Lofts at Southbank is planned for 1004 Hendricks Avenue, Jacksonville, FL, 32207, in Duval County. The Lofts at Southbank will measure 10 stories above grade, combining affordable housing with a self-storage aspect. Records from the city's Downtown Development Review Board share that the high-rise building's ground floor will offer office, retail, and restaurant space. Self-storage facilities will span floors three through six, and multi-family housing units will occupy the seventh through 10<sup>th</sup> floors. *The Jacksonville Business Journal* reports that the Lofts at Southbank will offer 100 homes, 80 of which will be reserved for people earning up to 60 percent of the area median income (AMI). Construction could start on the Lofts at Southbank in summer 2025.

# LOCATION MAP

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St. Johns Commercial Properties | 6275 A1A S. Suite 102, St. Augustine, FL 32080 | 904-347-9272

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# NEW DEVELOPEMNT PLANNED

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