



# THE ELKS BUILDING

RETAIL & OFFICE FOR LEASE

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



# THE ELKS BUILDING

Join Jacksonville's Thriving Urban Core



**\$18.00 PSF**  
**NNN**

## RETAIL

Suite 205: 756± SF  
Suite 209: 842± SF  
Suite 211: 3,115± SF

## OFFICE

Suite 260: 786 SF  
Suite 220: 1,732 SF

# THE ELKS BUILDING

## Building Overview & Highlights

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Located downtown on the corner of Laura and Adams Streets, The Elks Building remains on the U.S. 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 and office users.



HARD CORNER OF  
DOWNTOWN JACKSONVILLE'S  
MAIN RETAIL CORRIDOR



AMPLE GARAGE & STREET  
PARKING



HIGH WALKABILITY

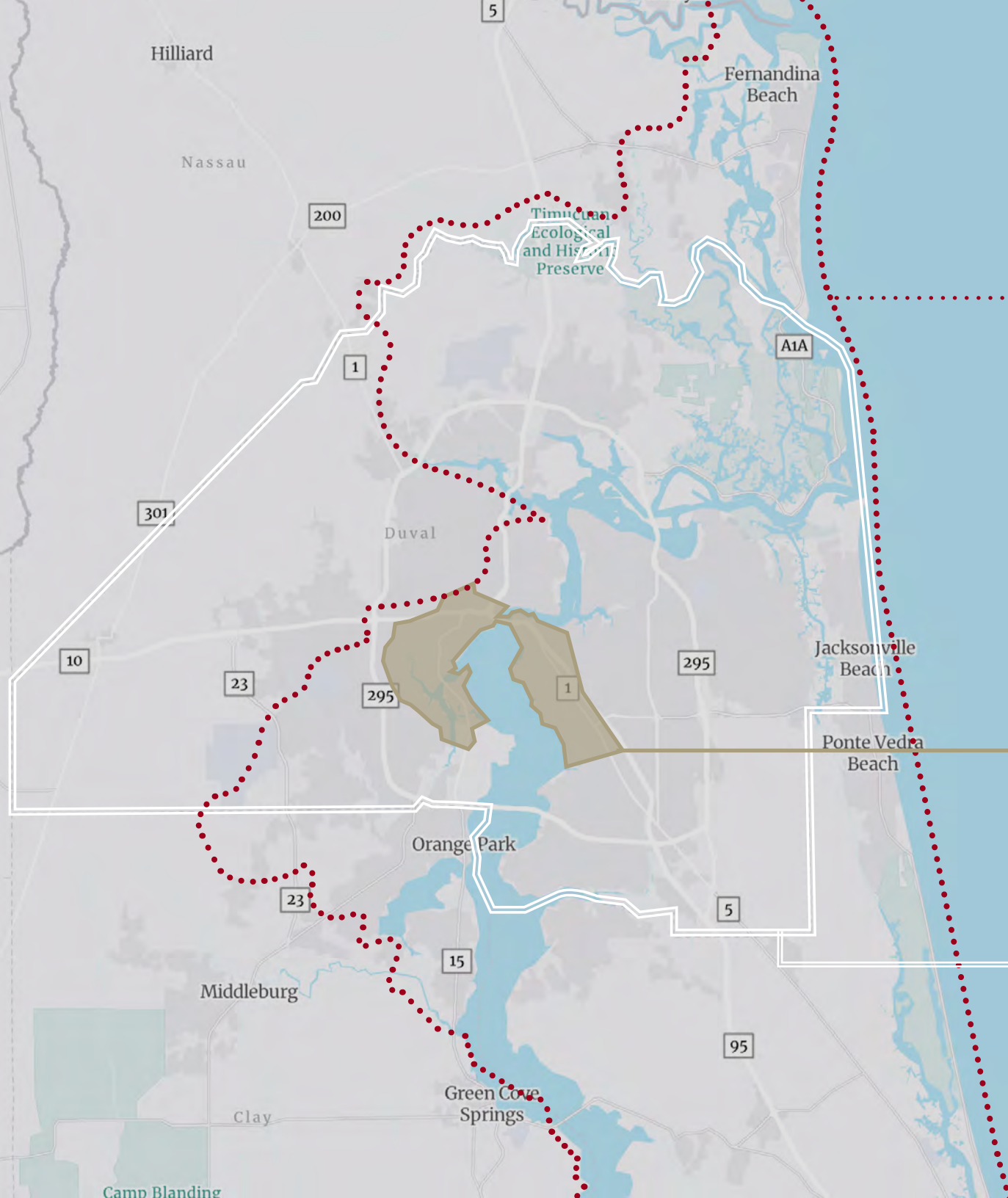


EASY ACCESS TO I-95,  
I-10 & I-295



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 **10th Most Populated City in the United States.**



# SURROUNDING AREA RETAIL

## DOWNTOWN RETAIL



## SPRINGFIELD RETAIL



Armada Stadium

1A

Prime Osborn  
Convention Center

## THE ELKS

## BROOKLYN RETAIL



121 Financial  
Ballpark

TIAA Bank Field

Vystar Veterans  
Memorial Arena

Jax Fairgrounds

HYATT

FOUR SEASONS

M.O.S.H.

## SOUTHBANK RETAIL



Cummer Museum

## SAN MARCO RETAIL



## SAN MARCO SQUARE RETAIL



N

95

## FIVE POINTS RETAIL



## RIVERSIDE RETAIL





# 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.



# 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)



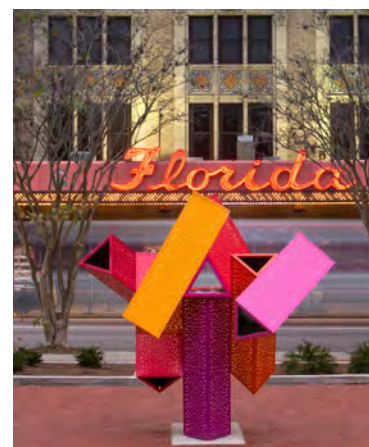
**28** concerts held in 2022  
**700,000** in annual attendance



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



EVENT	# OF EVENTS ANNUALLY
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 2026

## 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 (*Census Bureau*, 2024)





THE  
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DIVISION



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