

# May & Magnolia



# May & Magnolia

**\$2,500,000**  
Asking Price

**7,100 SF**  
Square Footage

**.30 AC**  
Acreage

**Dedicated,  
On Site**  
Parking



**View**  
Site Plan



# Trail of Growth

## Emerald Trail

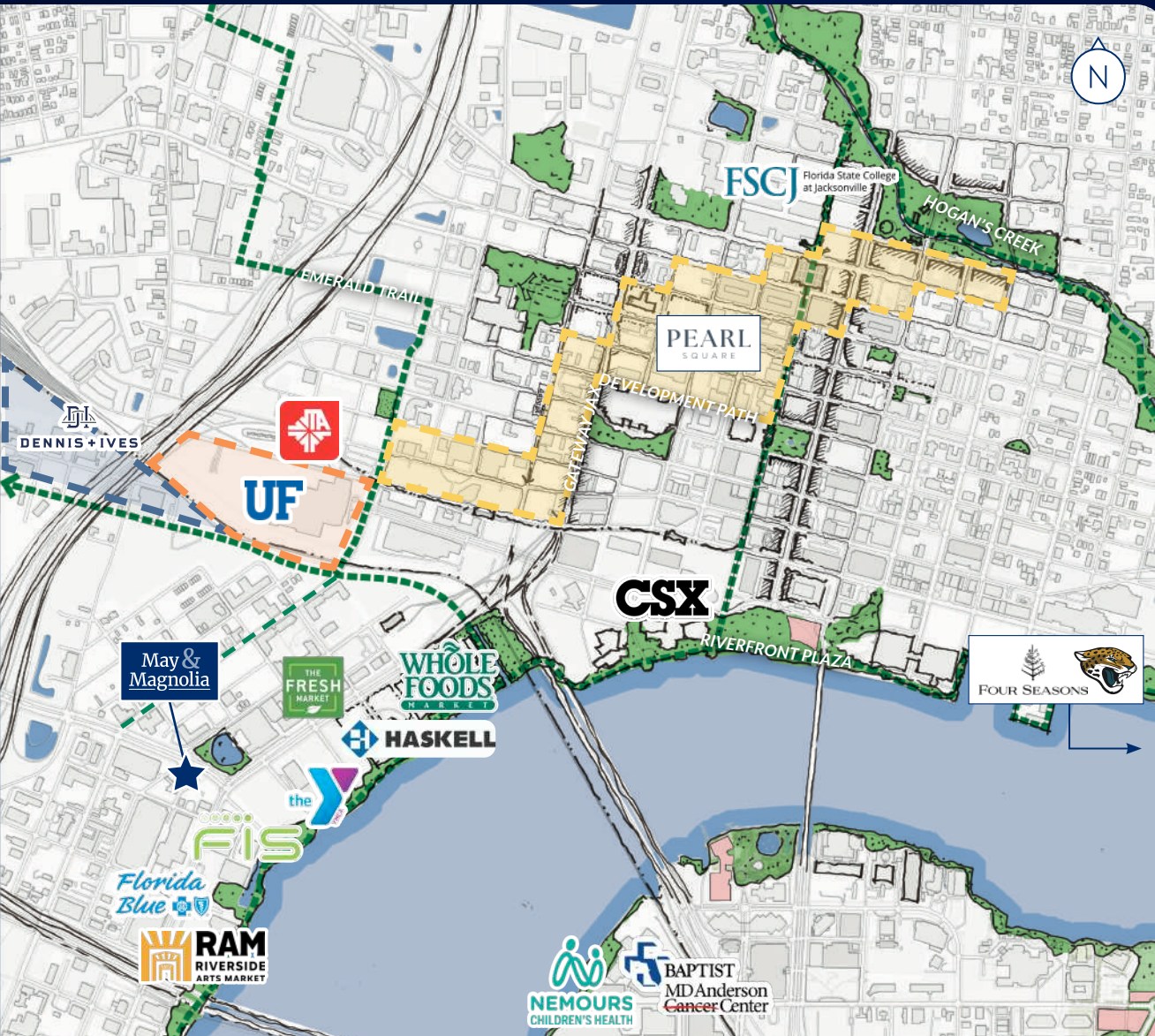
The Emerald Trail is a 30-mile bicycle/pedestrian recreational trail connecting 14 historic neighborhoods and downtown to local and regional trails, parks, schools, businesses, transit and other destinations, providing unparalleled accessibility, connectivity, and a unique sense of place. The trail connects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




# Downtown Jacksonville Development

## Development Pipeline

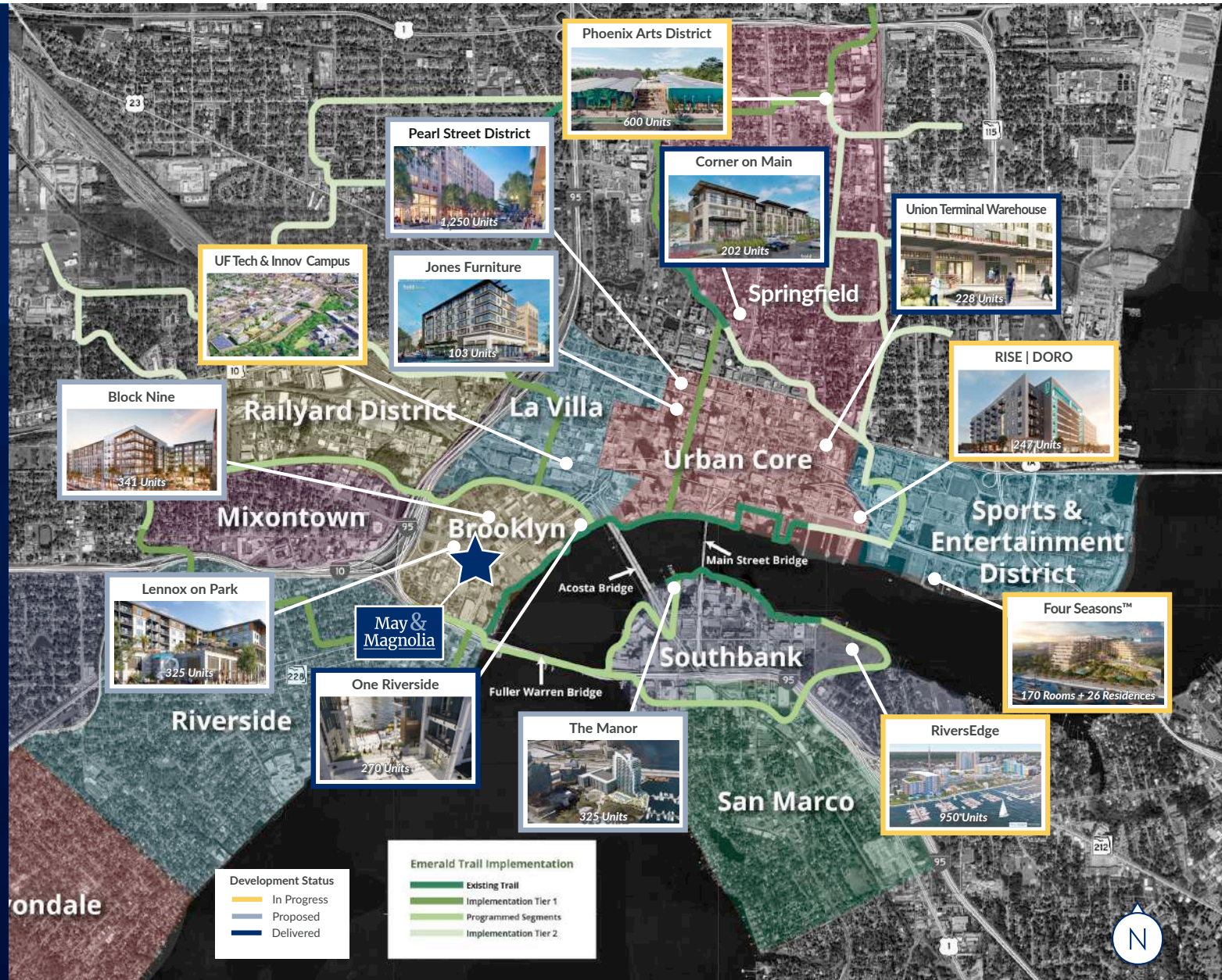
 **\$7B**  
in development


 **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 2025: 1,525,000  
2030: 1,636,000

 Households 2025: 607,000  
2030: 656,000

 Household Income 2025: \$116,261  
2030: \$130,403

 Median Home Value 2025: \$336,245  
2030: \$352,982

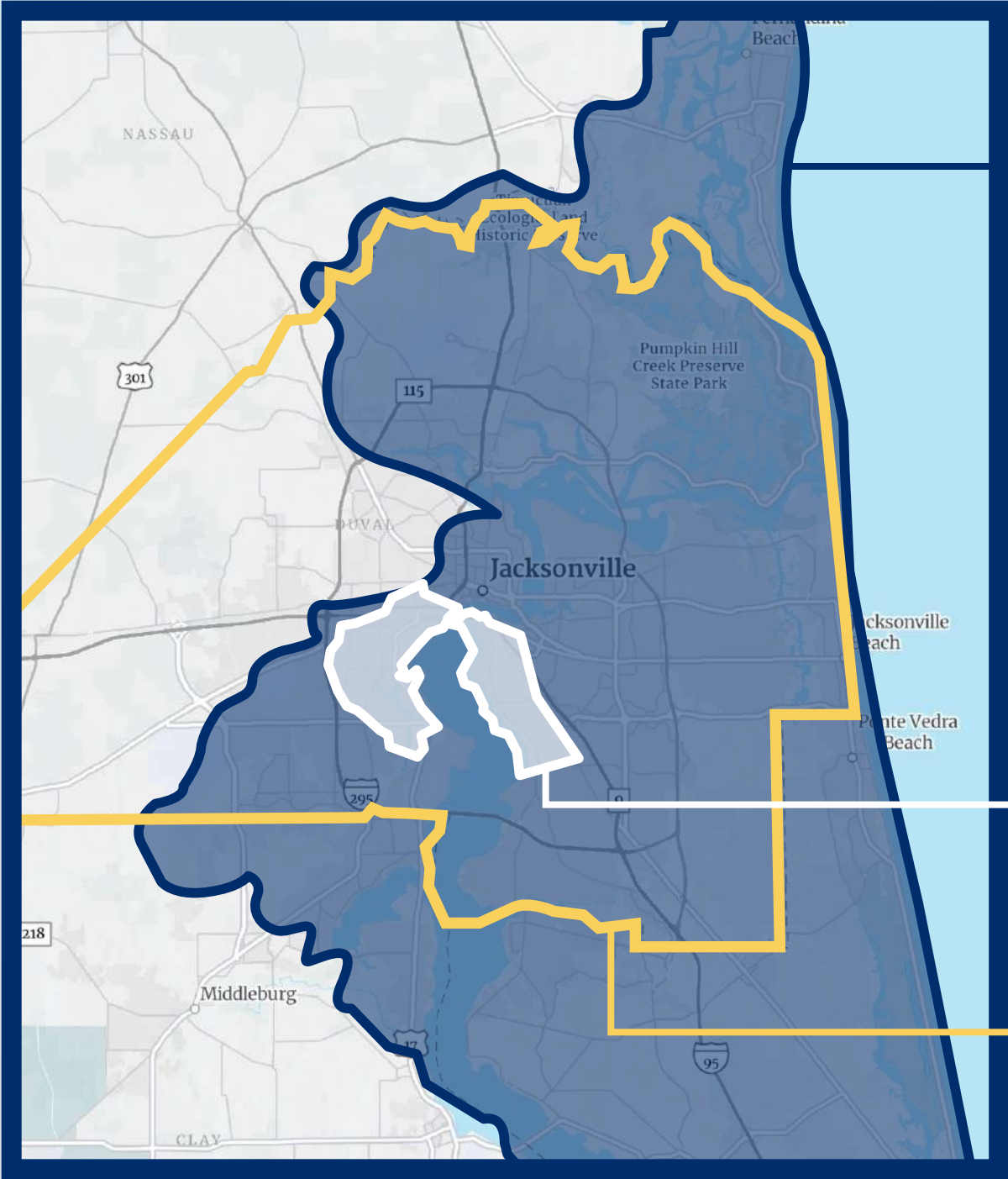
 Daytime Population 2025: 1,539,944

## Primary Trade Area

2025 Population 150,768  
2025 Average HH Income \$116,261

## Jacksonville - Duval County

#10 most moved-to city in the U.S. in 2025.



# Downtown Workforce



FORTUNE 500S IN DOWNTOWN



MAJOR DOWNTOWN EMPLOYERS

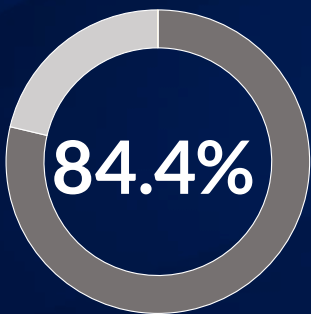
**56,000** Daytime Employees

**6,744** Businesses in Downtown

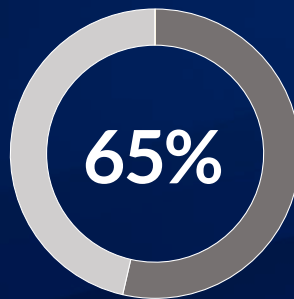


Source: ESRI Business Analyst

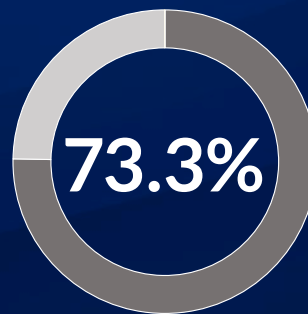
## Downtown Employee Profile



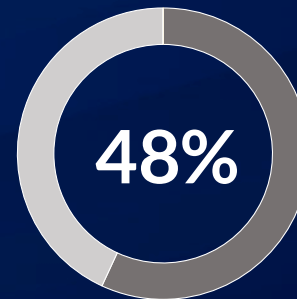
Like or love working downtown



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 - 360,000 people annually



**36** home games in the 2025-2026 season  
**9,200** in average game attendance, the highest in ECHL (2025)



**35** concerts held in 2025  
**700,000** in annual attendance



**150+** events held annually  
**200K** in annual attendance



**374K AVERAGE WEEKLY VISITS**



EVENT	# ANNUAL EVENTS
Sports Games	112
Festivals	320
Concerts	759
Expositions	137
Performing Arts	557
Community	949
Conferences	268
<b>TOTAL</b>	<b>3,195</b>



Source: Downtown Investment Authority

## POPULATION

96% residential occupancy rate  
 73.3% of the population has a four year degree or higher  
 41.5% residents between 25-54 years old  
 50%+ increase in residents during the last five years

## OFFICE

3 Fortune 500 headquarters  
 6,744 businesses within 3 miles of Downtown  
 47,000 Downtown daytime employees  
 106,137 daytime employees within 3 miles of Downtown  
 65.3% 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  
 #10 Most Moved to City (CityPODS, May 2025)  
 #4 Best Large City to Start a Business in 2028 (Wallethub, 2025)



# May & Magnolia

## CONTACT US

### MATTHEW CLARK

Senior Vice President  
+1 904 861 1139  
matthew.clark@colliers.com

### SAM MIDDLEKAUFF

Senior Associate  
+1 904 861 1139  
sam.middlekauff@colliers.com

### OLIVIA STEINEMANN

Senior Associate  
+1 904 861 1139  
olivia.steinemann@colliers.com

THE  
**URBAN** @  
DIVISION



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). ©2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC. Listing #1085995