



TOON TOWN PICKLEBALL

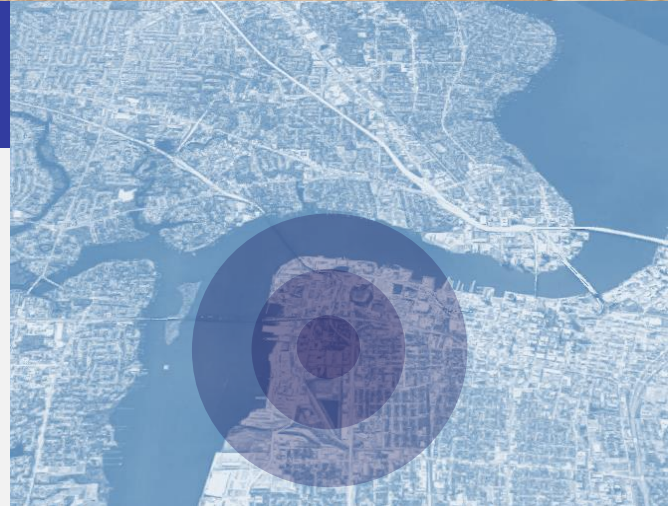
1726 E CHURCH ST, JACKSONVILLE, FL 32202

STRONG AADT AND VISIBILITY
26,000 AADT BY PROPERTY WITH CORNER LOT VISIBILITY

ATTRACTIVE UPDATES
PROPERTY UPDATED WITH FRESH PAINT, NEW COURTS, HIGH CLASS OFFICE SPACES ETC.

GREAT LOCATION
RIGHT IN THE HUB OF BOOMING DOWNTOWN

CAPTIVE TRADE AREA
ROUGHLY 218,000 DAYTIME EMPLOYEES WITHIN FIVE (5) MILES



SIZE

SPACE AVAILABLE
PICKLEBALL RETAIL &/OR
OFFICE SPACE

LAND
0.85 ACRE +/-

PARKING
25 SPACES

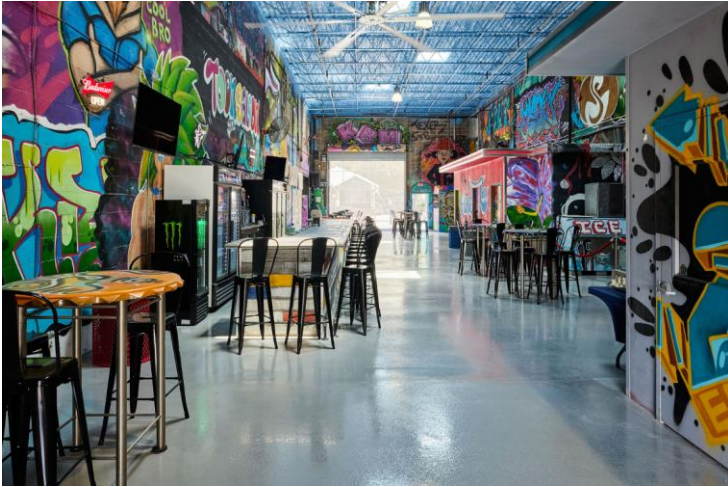
DEMOGRAPHICS

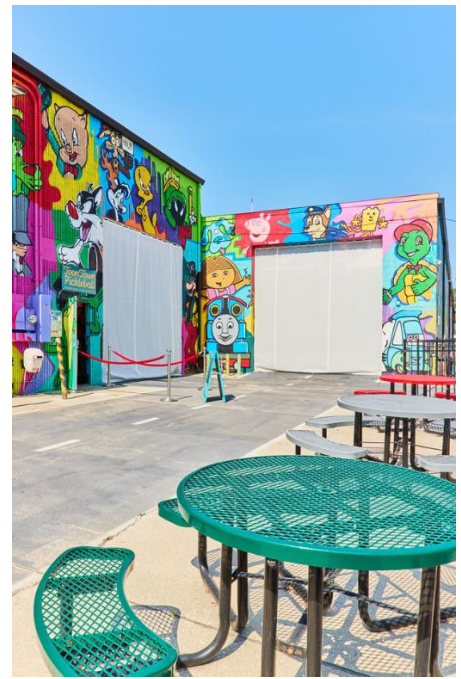
	POPULATION	HOUSEHOLDS	POP GROWTH EST
1 MI	2,420	923	+8.22%
3 MI	81,049	34,434	+6.60%
5 MI	234,159	96,462	+5.49%

TRAFFIC

HART BRIDGE EXP
26,000 AADT

TALLEYRAND AVE
4,500 AADT





VIBRANT HUBS OF CREATIVITY AND PRODUCTIVITY!

Nestled within a lively atmosphere, these 12ft x 12ft spaces serve as dynamic canvases for professionals and artists alike!

The offices boast modern design elements and ergonomic furnishings, fostering an environment conducive to focused work, while the art studios provide ample natural light and spacious layouts, inspiring the imagination of resident artists. Together, these spaces form a collaborative community in the heart of the city, where innovation and artistic expression flourish!



RETAIL / OFFICE CENTER | 1726 E CHURCH ST

AREA OVERVIEW

