

# May & Magnolia



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

**7,100 SF**  
Square Footage

**.30 AC**  
Acreage

**Dedicated,  
On Site**  
Parking



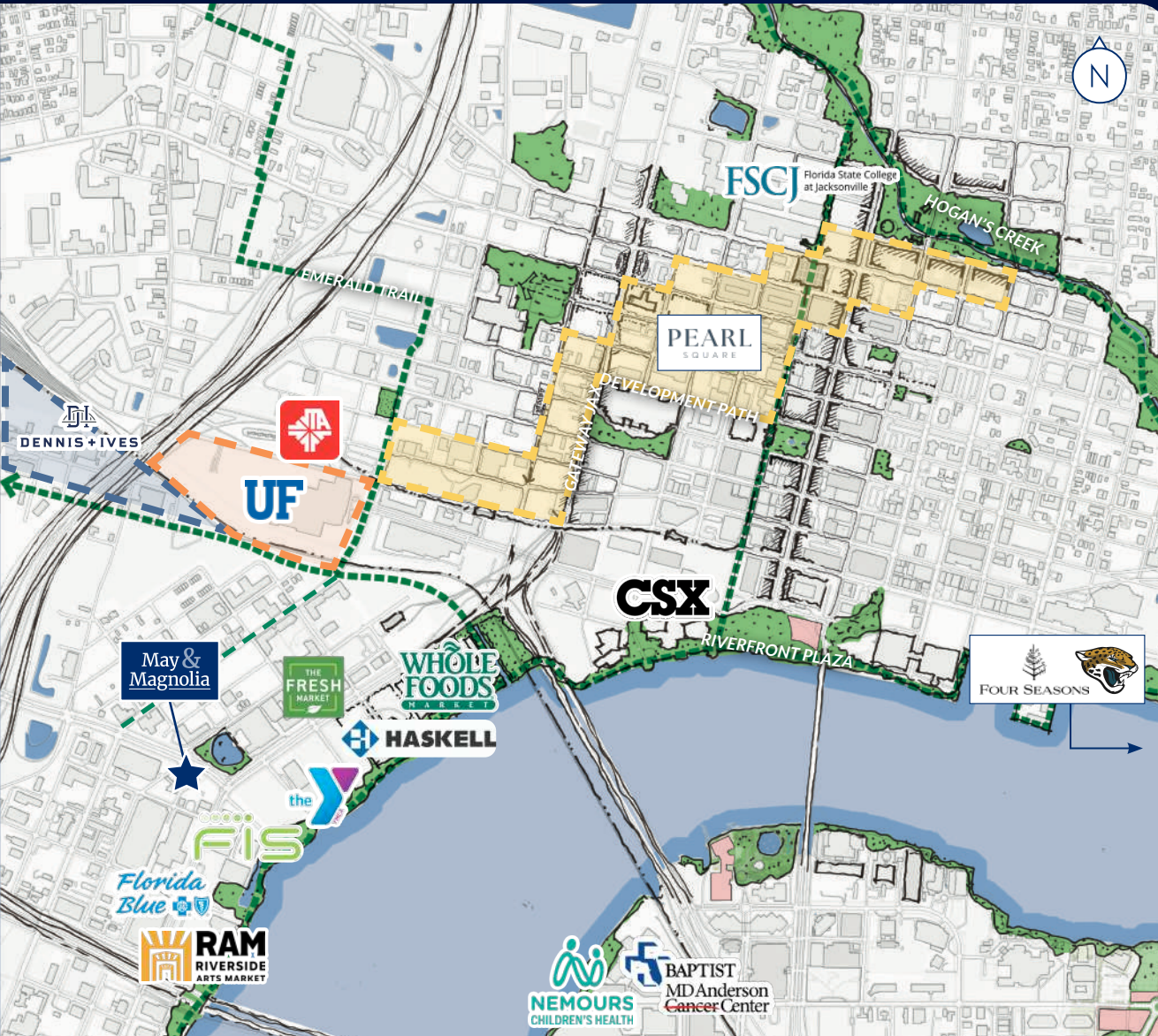
**View**  
Site Plan



# 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

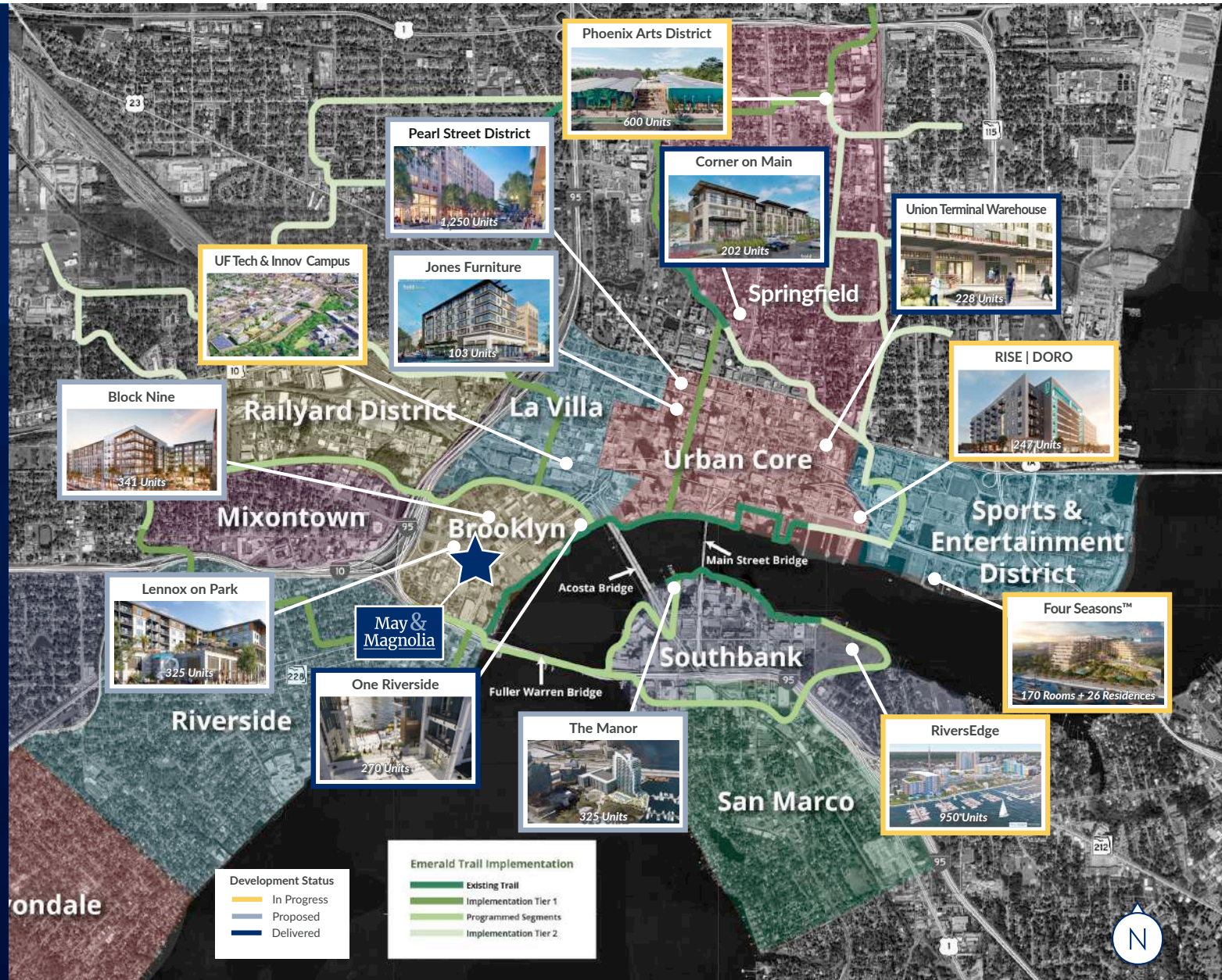
**\$8.8B**  
in development

**12.3K**  
total residential units

**18.3K**  
total residents

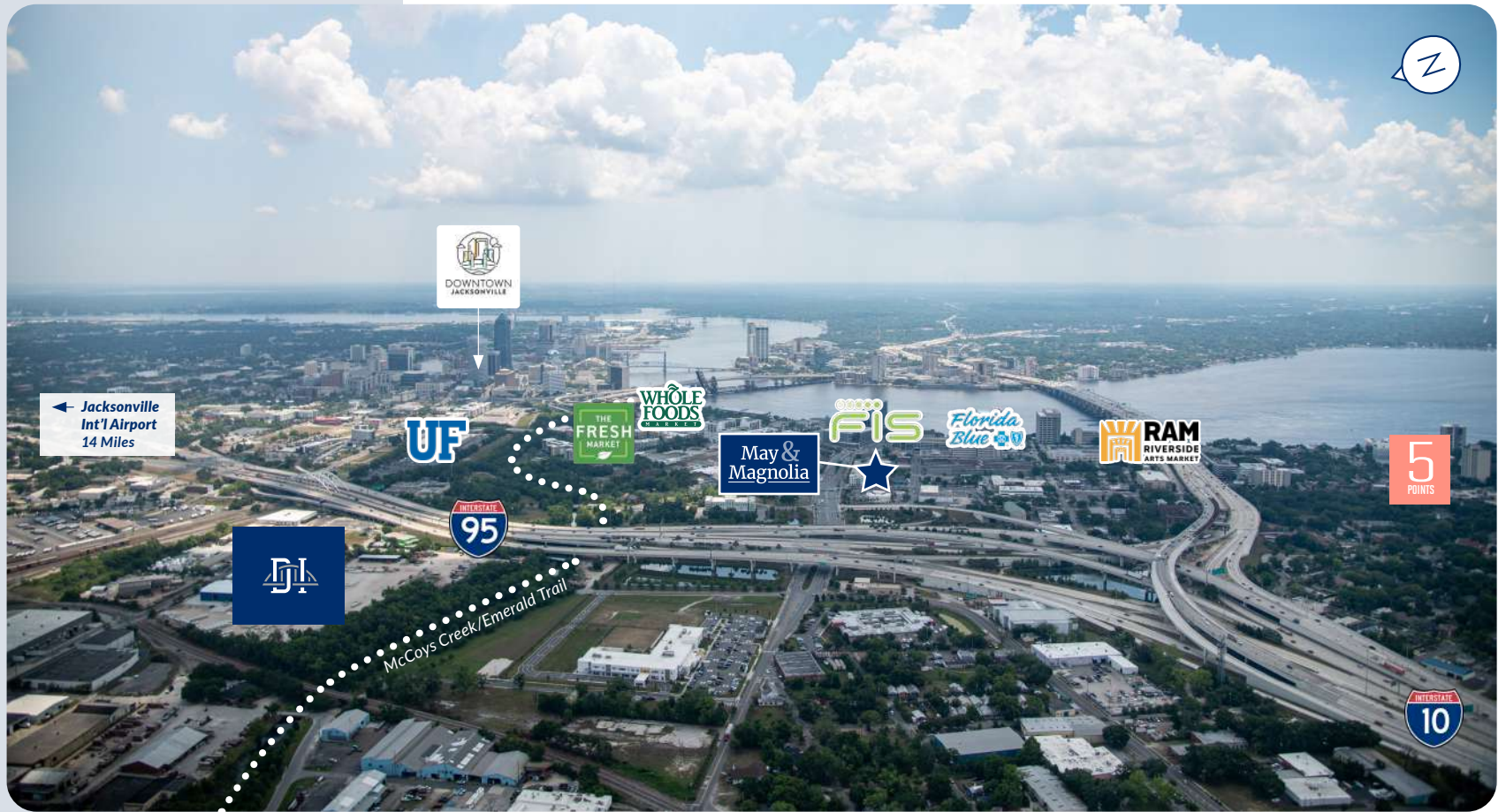
**\$500M**  
in transportation & public spaces

**\$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

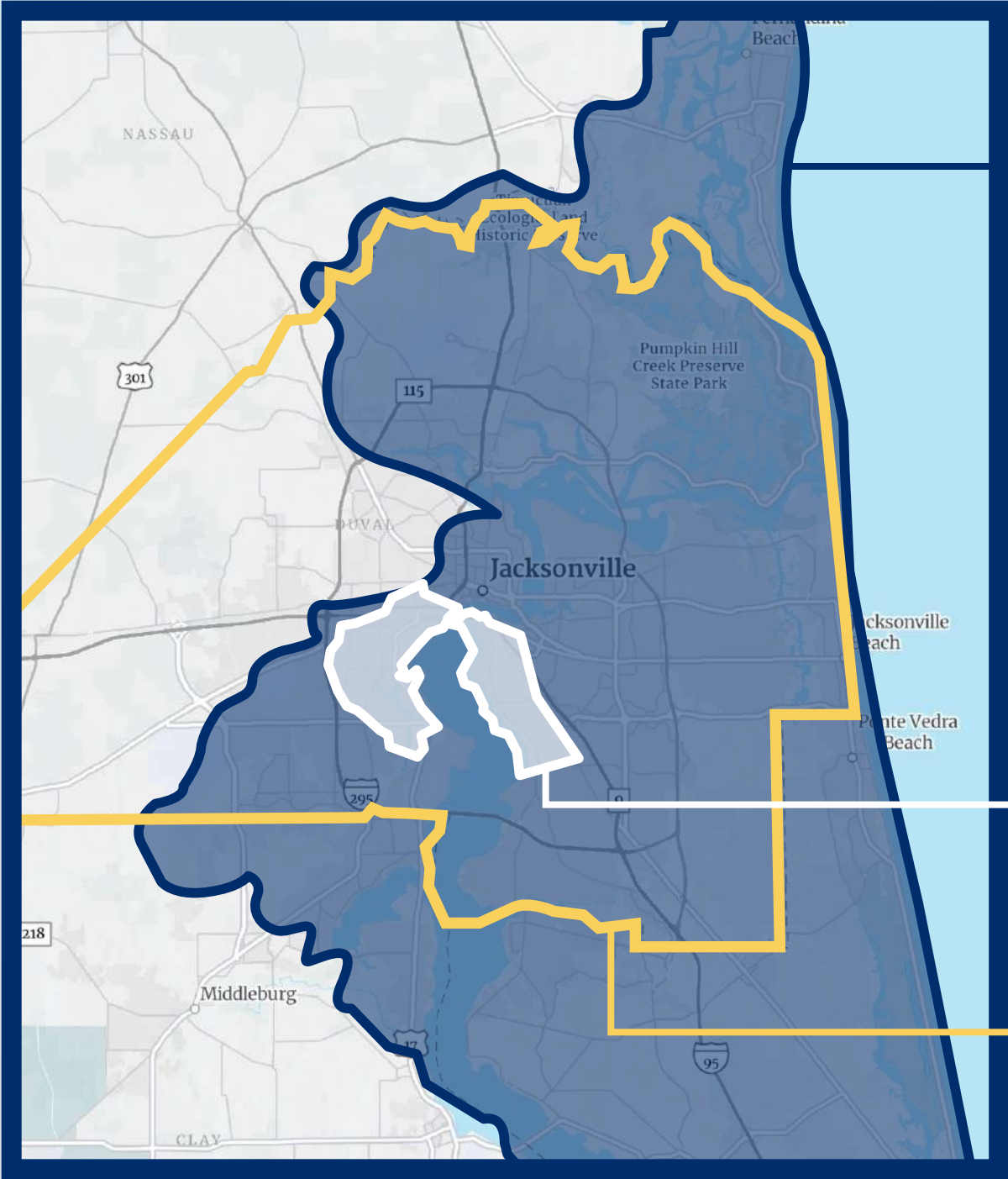
 Daytime Population 2023: 1,425,723

## 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

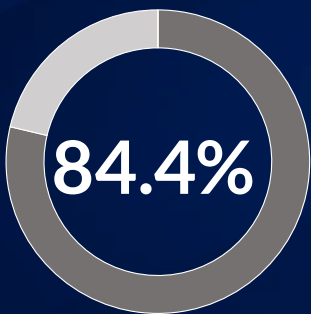
**2,400**

Businesses in Downtown

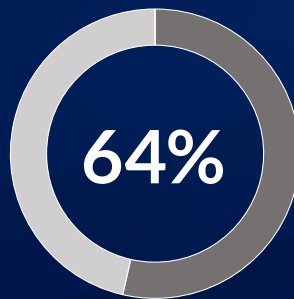


Source: ESRI Business Analyst

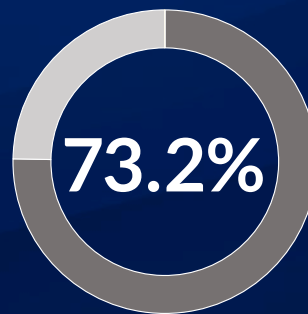
## Downtown Employee Profile



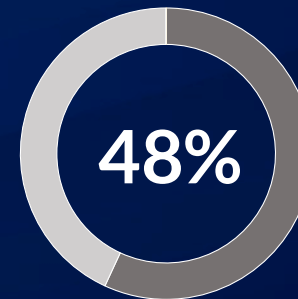
Like or love working downtown



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



**351K AVERAGE WEEKLY VISITS**



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



Source: Downtown Investment Authority

## 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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## CONTACT US

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DIVISION



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