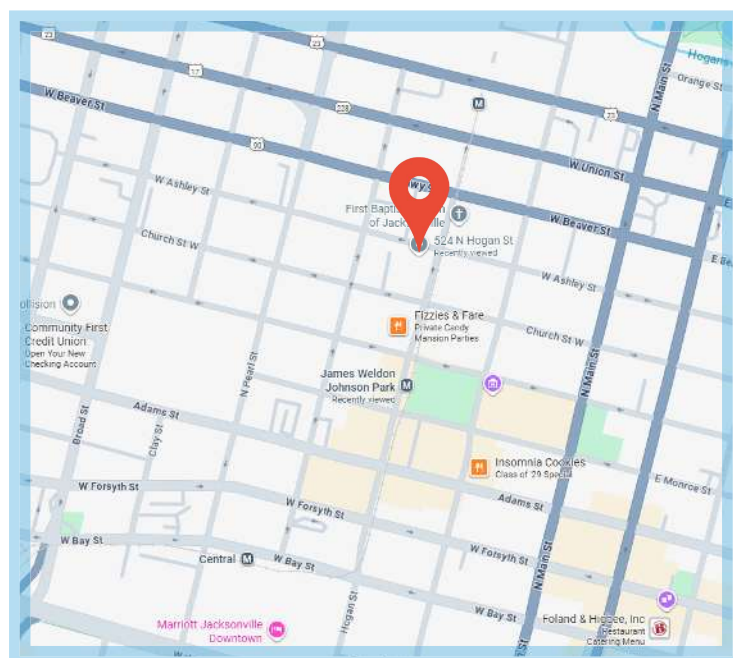




PROPERTY DESCRIPTION

- ▶ Standalone Building in the Heart of Pearl Square
 - ▶ Approx. 6,935 SF
 - ▶ Call for Pricing
- ▶ Located Directly on the Emerald Trail Hogan Street [Link](#)
- ▶ Art Deco Facade with 20 Foot Ceilings & Mezzanine
- ▶ Conveniently Located in the Heart of Downtown Jacksonville
- ▶ ± 70,000 1-Mile Daytime Population



o. 904.241.1151

ELIAS HIONIDES | ehionides@petrajax.com

RICHARD TRENDL | rich@petrajax.com

ASHLEIGH SHIM | ashleigh@petrajax.com



DEMOGRAPHICS

POPULATION	1-Mile	3-Mile	5-Mile
2024 Total Population:	13,096	89,367	214,396
Median Age:	42	39	39
HOUSEHOLDS			
2024 Total Households:	5,680	38,418	89,213
Average Household Income:	\$33,017	\$34,197	\$41,873

o. 904.241.1151

ELIAS HIONIDES | ehionides@petrajax.com

RICHARD TRENDL | rich@petrajax.com

ASHLEIGH SHIM | ashleigh@petrajax.com