

8TH STREET INDUSTRIAL



FOR SALE OR LEASE

452 E 8th Street | Jacksonville, FL 32206

THE
URBAN @
DIVISION



PROPERTY OVERVIEW



LEASE DETAILS



Size: 9,280± SF Total



Asking Price: \$1,250,000
Lease Rate: \$12.00 + NNN



Dedicated parking lot



New HVAC and new roof,
renovated in 2024



2 rolling garage doors

LOCATION



Located in Historic Springfield, just minutes
from downtown's central business district



Close proximity to I-95 and I-10



Surrounded by growing mixed-use
redevelopment

SAN MARCO/
SOUTHBANK

CENTRAL
BUSINESS DISTRICT

GATEWAY FUND -
PHASE I

1,250 Multifamily Units +
190,000± SF of Retail

WHOLE
FOODS
MARKET

THE
FRESH
MARKET

BROOKLYN/
RIVERSIDE

UF UNIVERSITY of
FLORIDA
Graduate Campus

FSCJ Florida State College
at Jacksonville
Campus

HISTORIC
SPRINGFIELD

N Liberty St

Walnut St

Ionia St

8TH STREET
INDUSTRIAL

8th Street

UFHealth
UNIVERSITY OF FLORIDA HEALTH

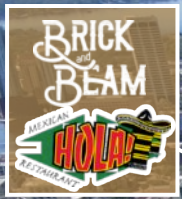


PHOTO GALLERY

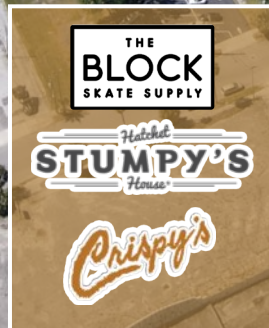
8TH STREET
INDUSTRIAL



A GROWING RETAIL MARKET



SESQUICENTENNIAL PARK



KLUTHO PARK








N Main Street

8th Street





MARKET DEPTH

Primary Customer Area

	POPULATION	2024 - 1,500,000 2029 - 1,600,000
	HOUSEHOLDS	2024 - 600,000 2029 - 650,000
	HOUSEHOLD INCOME (ANNUALLY)	2024 - \$106,063 2029 - \$121,844
	MEDIAN HOME VALUE	2024 - \$112,000 2029 - \$130,000
	DAYTIME POPULATION	2024 - 1,539,944

Primary Trade Area

	2024 POPULATION	146,768
	2024 AVERAGE HOUSEHOLD INCOME	\$115,718

Jacksonville (Duval County)

#1 in domestic net migration from 2021-2024.

Source: ESRI Business Analyst, US Census Bureau

JACKSONVILLE'S URBAN CORE, TRANSFORMING

With more than \$8 billion in development in the pipeline, jumping \$3.5 billion within the last year, new urban developments are beginning to flourish in Downtown and the surrounding areas. Nearly 2,200 multifamily units are currently under construction and by 2030, Downtown anticipates to reach 18,300 residents with a total of 8,140 newly-developed units online.



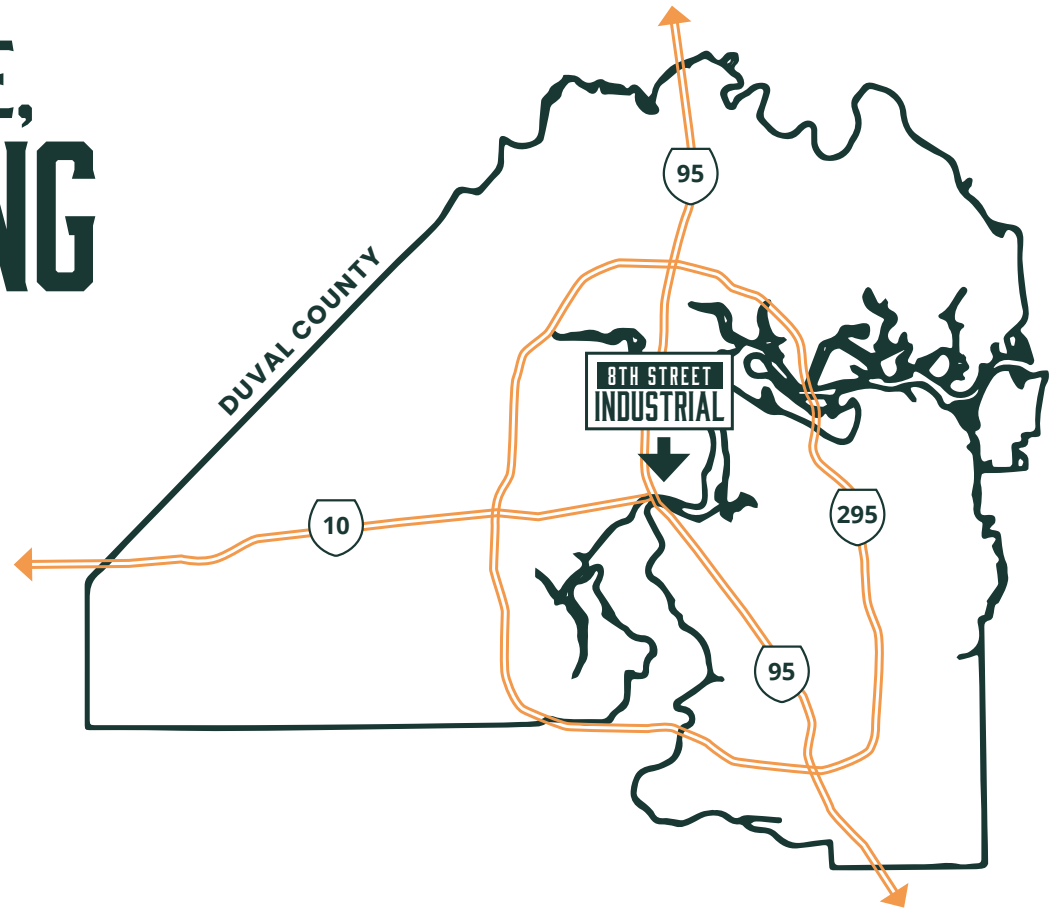
#2

Hottest Job Market in America, according to *The Wall Street Journal*, 2024



#4

Fastest-Growing City in America, according to *The Census Bureau*, 2024



\$8.8B in major urban projects currently in the pipeline, a **16x** jump from seven years ago

\$465M Completed Since 2023

\$2.23B Under Construction

\$3.46B in Review

\$2.62B Proposed

SURROUNDING AREA RETAIL

SPRINGFIELD



8TH STREET
INDUSTRIAL



Prime Osborn
Convention Center

DOWNTOWN



Armada Stadium

Vystar Veterans
Memorial Arena

Jax Fairgrounds

121 Financial
Ballpark

TIAA Bank Field

BROOKLYN



HYATT

FOUR SEASONS

FIVE POINTS



M.O.S.H.

SOUTHBANK



Cummer Museum

SAN MARCO



SAN MARCO SQUARE



RIVERSIDE



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)



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