

SAN MARCO

TRAIN STATION

CONTACT LEASING

904.242.9000 • INFO@ASHCO-INC.COM



CLASS A COMMERCIAL PROPERTY IN SAN MARCO

FLAGSHIP OPPORTUNITY IN SAN MARCO



~3,200 SQ FT AVAILABLE



COMPLIMENTARY ANCHORS & NEIGHBORS



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1434-1 Hendricks Ave, Jacksonville, FL 32207
Zoned: PUD

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CLASS A COMMERCIAL PROPERTY IN SAN MARCO | 2025 ESTIMATED DEMOGRAPHICS



HISTORIC SAN MARCO



PLENTY OF PARKING

MEDIAN INCOME FOR ADJACENT ZIP CODES

DOWNTOWN JACKSONVILLE : **\$40,784**
POPULATION: **17,105**

TOWN CENTER: **\$80,963**
POPULATION: **62,562**

WEST SIDE: **\$61,050**
POPULATION: **65,729**

DUNN AVENUE: **\$69,638**
POPULATION: **72,153**

2025 ESTIMATED DEMOGRAPHICS (5 MILE RADIUS)

LOCATION	VEHICLES PER DAY	POPULATION	AVERAGE HH INCOME	AVERAGE AGE
SAN MARCO TRAIN STATION 1440 Hendricks Ave, Jacksonville, FL 32207	25,261	229,737	\$75,000	38.2

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CLASS A RETAIL SPACE IN SAN MARCO

| NEIGHBORHOOD NEWS



16 | RESIDENT COMMUNITY NEWS

RESIDENTNEWS.NET | FEBRUARY 2019

Artistic 'outdoor living room' coming to San Marco



Colorful umbrellas and original artwork could make the Union Hall complex San Marco's new arts district.



Rendering of the new San Marco Train Station/Union Hall complex being designed and developed by AshCo Inc.

By Marcia Hodgson
Resident Community News

Down by the train tracks on Hendricks Avenue, near historic South Jacksonville City Hall, Tiffany Ash wants to create a sort of "artistic outdoor living room," on property that includes two of the neighborhood's historic landmarks, San Marco Train Station and Union Hall.

Ash, who is business manager for AshCo, a family-owned design and development firm located at 1432-1 Hendricks Avenue and owned by the Ashurian family of San Marco, is planning to renovate two formerly nondescript buildings – 3,000-square-foot Union Hall and a 900-square-foot adjacent structure, both located at 1457 Naldo Avenue – with the same kind of artistic whimsy her firm created when it restored its neighboring property at 1431 Hendricks Avenue.

The two-parcel complex, with each parcel owned by a separate entity – San Marco Train Station LLC (1431 Hendricks) and Union Hall LLC (1457 Naldo) – will be designed to "flow" into one another as one complete concept, Ash said. "We're working with the owners of both properties. They've been very cooperative. The concept will fuse modern design with the history of San Marco," she said.

"Our vision has always been to create a fun lifestyle center where people can come and hang out, sit outside, enjoy an ice cream, have lunch, or take a break and just have a good time," she continued.

Union Hall appears to have a rich "union" history, according to the City of Jacksonville property appraiser's website. Prior to its purchase for \$410,000 by San Marco Union Hall LLC in November 2017, Union Hall,

an undistinguished, one-story building, had been owned by Sheet Metal Workers Local 435 Land Company, Inc., and earlier by Operative Plasterers and Cement Masons Local 401.

AshCo's plans to refurbish the building include having a splashy mural painted on its exterior façade, and possibly extending the height of the building, although keeping it at one story. Ash noted her firm is working with several restaurant groups and the property already has city approval to seat 122 patrons. "We are also working with several boutique-style health clubs. That would be great because the people of San Marco are a more educated, health-conscious group," she said.

Parking should be no problem for the new development. Included in the Union Hall plan is a lot with 60 parking spaces, she said.

Adjacent to Union Hall will be a 900-square-foot building that may become a "black and white," fast "grab-n-go" restaurant reminiscent to what is seen in the Wynwood arts district in Miami, a place where developers have taken warehouses and converted them into fun boutiques and artsy hip restaurants, she said. "We're working with an artisan pizza concept, so we are thinking that is the direction it will go."

Also, on the Naldo Street property will be a food truck, decorated with a mural, and several benches made of large trailer treads, similar to those in Wynwood. A small airplane, which will be restored, will fly on a pedestal 12-16 feet in the air outside the "grab-n-go" restaurant.

Connecting the northern border of the two properties will be 50 frames that will hold 100 original canvases created by local

artists, said Ash. The paintings will be selected through a contest judged by San Marco residents that offers a grand prize of \$3,000. The 50 wooden frames will hold canvases facing both sides. The paintings will be rotated after the first six months, she said. To find out more about the art contest, contact Ash at tash@ashcoinc.net.

To add to the location's fancy, the plan will also include a display of floating umbrellas similar to the colorful sunshades that rise above Yael Moshe Solomon Street in the historic district of downtown Jerusalem or in South America.

"There is nothing like this in Jacksonville right now," Ash explained, noting the theme of the development is innovation, technology, and transportation. "There will be cut-outs with stools, where you can sit outside. We will have a venue for artists if they want to have a hand to play outside. We have already spoken with several studios who want to do their performances here," she said, adding that Shawn Pfaffman of First Coast School of Music in San Marco has expressed an interest in holding outdoor concerts on the property.

In 2016, AshCo put its artistic mark on the complex with a development located at 1431 Hendricks Avenue, which was deemed to be a convergence of the past, present and future.

Emphasizing the past, it converted the 110-year-old IEA Utility Building, known as both the Waterworks Building or San Marco Train Station. The building was never owned by a railroad but named as a train station due to its proximity to the railroad tracks. AshCo transformed the building into its corporate offices and La Nopalera, a large eatery.

The development's take on the present is represented by Panera Bread, a 4,000-square-foot restaurant, developed by AshCo in 2013, that sits next door to historic South Jacksonville City Hall. The future is represented through an octagonal glass building, which is currently home to an ice cream store.

Ash said her company expects to complete the Union Hall expansion in the first quarter of 2019, possibly opening as early as April 1.

"We are very excited about not only the preservation aspect, but where San Marco is going. This is going to be a big part of that," she said.



Tiffany Ash, business manager of the design and development firm AshCo, stands beside a whimsical sculpture designed by her sister, Nicole Ash, who also works for AshCo.

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CLASS A RETAIL SPACE IN SAN MARCO | SAN MARCO EMPLOYERS MAP



SAN MARCO EMPLOYERS

The trade area draws a strong daytime population from those who commute to downtown and nearby San Marco and live in Jacksonville. East San Marco will serve more than 7,126 businesses within a 10-minute drive time. Within the last two years, the area has also seen an increase in employees, with a 232,414 total daytime population.

TOP EMPLOYERS	BUSINESS	EMPLOYEES	DISTANCE
	Baptist Health	10,650	4 mins
	Fidelity	1,200	2 mins
	One Call	1,970	3 mins
	TIAA Bank	1,500	2 mins
	Florida Blue	5,700	4 mins
	VyStar	1,410	5 mins
	CSX	2,900	5 mins
	Haskell	1,700	4 mins

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CLASS A RETAIL SPACE IN SAN MARCO | SAN MARCO RESIDENTIAL MAP

SAN MARCO RESIDENTIAL

Most walkable and pedestrian friendly enclaves of Jacksonville.



1. San Marco Promenade	284 Units	Open
2. The Station at San	284 Units	Open
3. The Lofts at San Marco	172 Units	Open
4. SOBA	147 Units	Open
5. Broadstone River	264 Units	Open
6. Lot J & The Shipyards	700 Units	Proposed
7. Berkman Plaza PH II	206 Units	Open
8. Ambassador Place	138 Units	Open
9. The Strand	295 Units	Open
10. The Residences at	107 Units	Open
11. Hyatt Place	127 Units	Open
12. Lofts at Jefferson	133 Units	Open
13. Lofts at LaVilla	108 Units	Open
14. Florida Times Union		Development opportunity
15. Vista Brooklyn	308	Open
16. Lofts at Brooklyn	133 Units	Open
17. Residence Inn	136 Units	Under construction
18. Riverside St. Johns	110 Units	Open
19. Former Courthouse & City		Development opportunity
20. Lofts at Monroe	108 Units	Open
21. The Glass Factory	79 Units	Under construction
22. 180 Riverside	1,049 Units	Proposed
23. Park Place at San	143 Units	Under construction
24. Southbank Crossing	270 Units	Under construction
25. Home2 Suites by	100 Units	Under construction

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CLASS A RETAIL SPACE IN SAN MARCO | SAN MARCO SURROUNDING MAP



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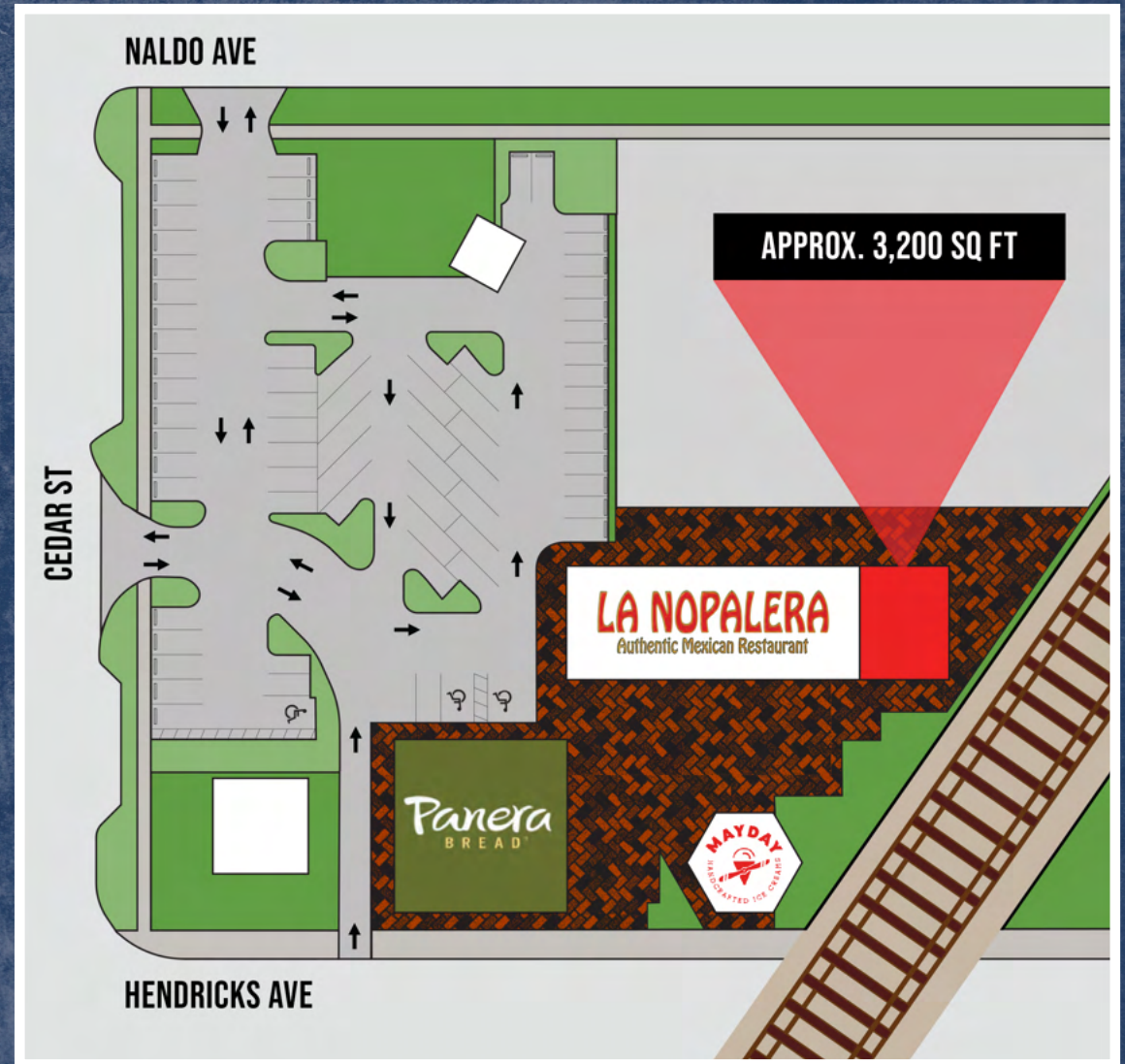
SAN MARCO

TENANT LAYOUT

Retail Space Available

Join Panera Bread, La Nopalera, and Mayday Ice Cream in one of the top-income communities of Jacksonville, with an average income of \$124,000. Historic San Marco is just minutes away from Downtown Jacksonville. With Incredible dining, upscale clothing boutiques, vibrant nightlife, charming historic homes, sensational art galleries, and the San Marco Movie Theatre.

1	Panera Bread	approx. 4,000
2	La Nopalera	approx. 8,500
3	Space for lease	approx. 3,200
4	Mayday Ice Cream	approx. 1,200



JACKSONVILLE, FL



#1 MOST POPULOUS CITY IN FLORIDA

Jacksonville is one of the fastest-growing cities in the Southeast with part of a metro area of **1.7M+** and over **985,000** residents (U.S. Census Bureau, 2023).



TOP 10 U.S. CITY FOR GROWTH

Jacksonville ranks in the top 10 for **net migration** and **job growth** among major metros (Forbes, 2024).



BUSINESS-FRIENDLY CLIMATE

No state income tax or corporate franchise tax on capital stock. Florida consistently ranks among the **top states for business** (Chief Executive Magazine, 2024).



YOUNG & EDUCATED WORKFORCE

Median age of **38** and access to a **regional labor force of over 850,000** across Northeast Florida.

Jacksonville is Florida's largest city by population and land area — a booming gateway market offering a diverse, growing customer base and dynamic quality of life.



YEAR-ROUND QUALITY OF LIFE

Over **220 days of sunshine** per year, **22 miles of beaches**, a growing downtown, and access to **historic districts**, **family-friendly suburbs**, and **outdoor recreation**.



MAJOR LEAGUE CITY

An NFL market anchored by the **Jacksonville Jaguars**, delivering national exposure and destination events.



STRONG HEALTHCARE & LOGISTICS INFRASTRUCTURE

Home to Mayo Clinic, Baptist Health, UF Health, and a top 3 port in Florida — making it ideal for **medical**, **distribution** and **consumer-facing brands**.

TOP EMPLOYERS IN THE JAX REGION



ABOUT ASHCO CENTERS

Ashco Centers is a vertically integrated commercial real estate firm based in Jacksonville, Florida, specializing in Class A retail. We offer full-service commercial real estate services entirely in-house—including leasing, site selection, design, development, construction, and property management. Our curated portfolio of high-traffic properties supports national retailers, restaurants, boutique brands, medical offices, and local businesses. With landmark locations such as the St. Johns Town Center, River City Marketplace, Jacksonville Beach, and beyond, we create spaces designed to maximize visibility, drive engagement, and foster long-term success for the communities we serve.

We have served the Jacksonville, Florida, community for over six decades, building a reputation for excellence. Our commitment to the success of our tenants is evidenced by our responsiveness, accessibility, and the personal relationships we build with our tenants.



Ashco board is proud to support
the following organizations

