

# FOR LEASE

## Former Hair Salon

12 8<sup>TH</sup> ST W, JACKSONVILLE, FL 32206



**\$20/SF + NNN**

# Property Highlights



LICENSED REAL ESTATE BROKER



RETAIL



800 SQ FT



ZONED  
CCG-S



8<sup>TH</sup> ST &  
N MAIN ST

An exceptional opportunity to step into a fully equipped, move-in ready hair salon in excellent condition. Positioned near the corner of 8th Street and N Main Street in Springfield's busiest retail corridor — just one mile from Downtown Jacksonville — the location is surrounded by complementary neighborhood businesses including a daycare, church, bakery, wine bar, and additional retail, this salon benefits from consistent daily foot traffic and a built-in community clientele.



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- 800 SF
- FORMER HAIR SALON
  - CHAIRS NOT INCLUDED
- NEARBY: META EARTH, JUICE WINE BAR, 1748 BAKEHOUSE, CRISPY'S PIZZA, STRING SPORTS BREWERY, MULTIPLE CHURCHES IN AREA, HEAD START DAYCARE
- ABUNDANT NATURAL LIGHT
- NEAR LIGHTED INTERSECTION ON 8<sup>TH</sup> STREET & N MAIN STREET
- POSITIONED BY THE BUSIEST RETAIL CORRIDOR IN SPRINGFIELD



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# Springfield Overview



LICENSED REAL ESTATE BROKER

## DISCOVER SPRINGFIELD:

### *JACKSONVILLE'S MOST CHARMING RETAIL OPPORTUNITY*

AS JACKSONVILLE EXPERIENCES MAJOR DOWNTOWN DEVELOPMENT MOMENTUM, SPRINGFIELD STANDS PERFECTLY POSITIONED TO BENEFIT FROM THIS URBAN RENAISSANCE. THE NEIGHBORHOOD'S ACTIVE PRESERVATION SOCIETY HAS MAINTAINED THE AREA'S HISTORIC CHARM, WHILE NEW BUSINESSES DEMONSTRATE THE COMMUNITY'S EMBRACE OF QUALITY RETAIL ESTABLISHMENTS. WITH ITS WALKABLE TREE-LINED STREETS, ENGAGED RESIDENTIAL COMMUNITY, AND PROXIMITY TO MAJOR EMPLOYMENT CENTERS, SPRINGFIELD OFFERS RETAILERS THE IDEAL COMBINATION OF CHARACTER, STABILITY, AND GROWTH POTENTIAL THAT'S INCREASINGLY RARE IN TODAY'S MARKET.



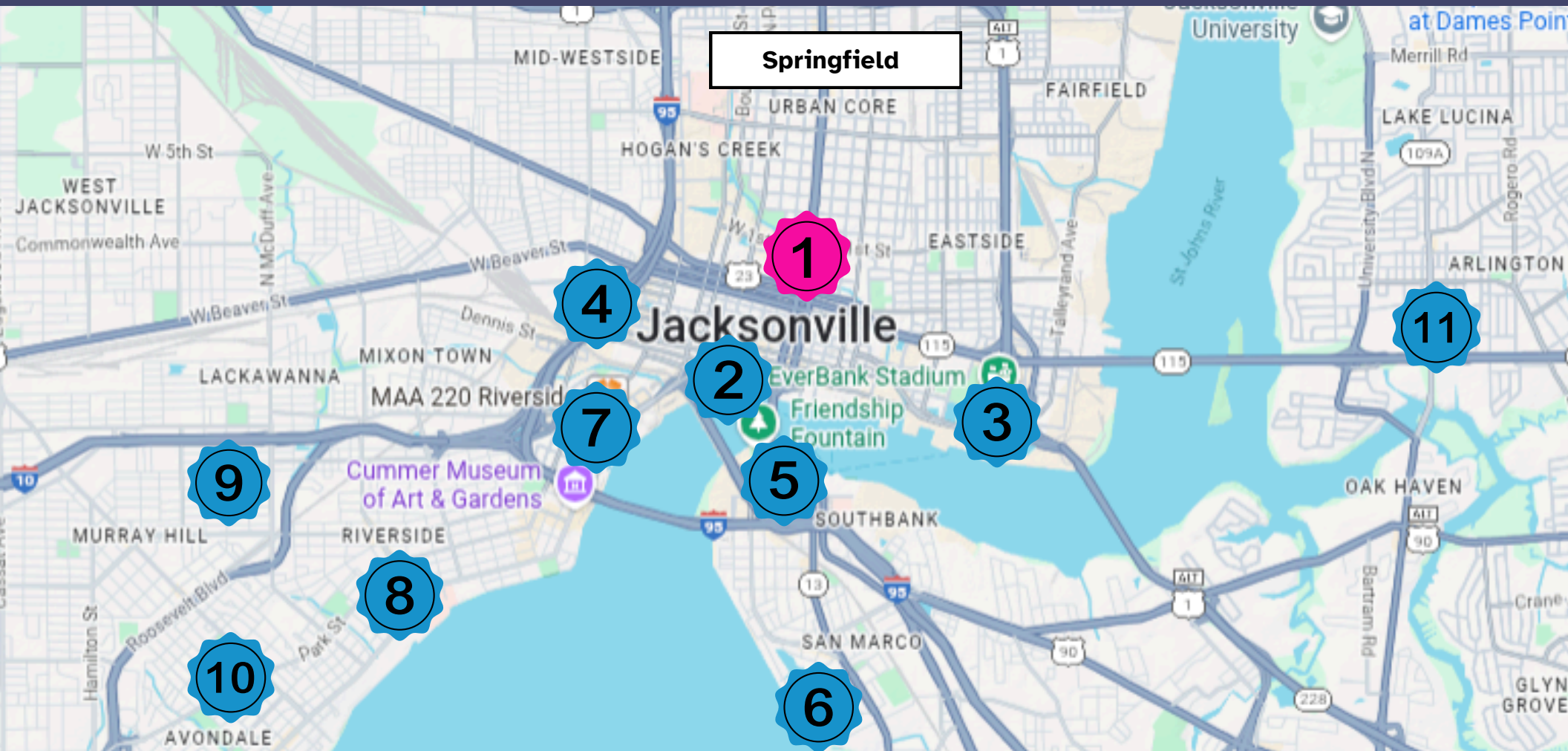
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# Map



LICENSED REAL ESTATE BROKER



#1 SUBJECT PROPERTY  
#2 CENTRAL BUSINESS DISTRICT  
#3 SPORTS / ENTERTAINMENT DISTRICT

#4 LAVILLA  
#5 SOUTHBANK  
#6 SAN MARCO

#7 BROOKLYN  
#8 RIVERSIDE  
#9 MURRAY HILL

#10 AVONDALE  
#11 ARLINGTON

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# Aerial Map



**Downtown**

**N Main Street**

**8th Street**

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## GET IN TOUCH



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