

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



**BROOKLYN/
RIVERSIDE**

**UF UNIVERSITY OF
FLORIDA**
Graduate Campus

FSCJ Florida State College
at Jacksonville
Campus



**HISTORIC
SPRINGFIELD**

Ionia St

Walnut St

N Liberty S

**8TH STREET
INDUSTRIAL**

8th Street



PHOTO GALLERY

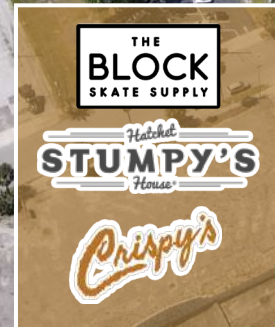
8TH STREET
INDUSTRIAL



A GROWING RETAIL MARKET



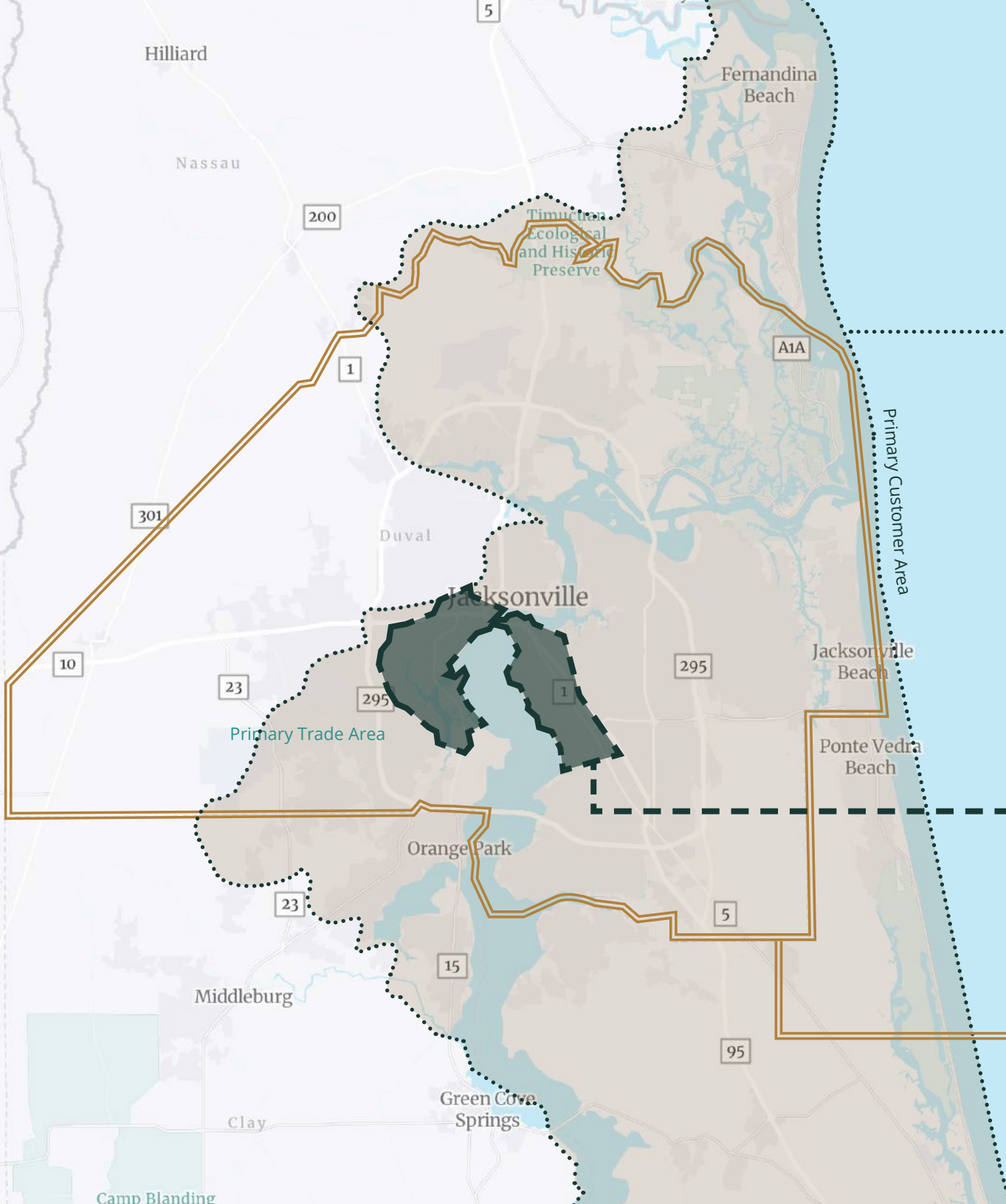
SESQUICENTENNIAL PARK








8th Street





MARKET DEPTH



Primary Customer Area

	POPULATION	2025 - 1,525,000 2030 - 1,636,000
	HOUSEHOLDS	2025 - 607,000 2030 - 656,000
	HOUSEHOLD INCOME (ANNUALLY)	2025 - \$116,261 2030 - \$130,403
	MEDIAN HOME VALUE	2025 - \$112,000 2030 - \$130,000
	DAYTIME POPULATION	2025 - 1,539,944

Primary Trade Area

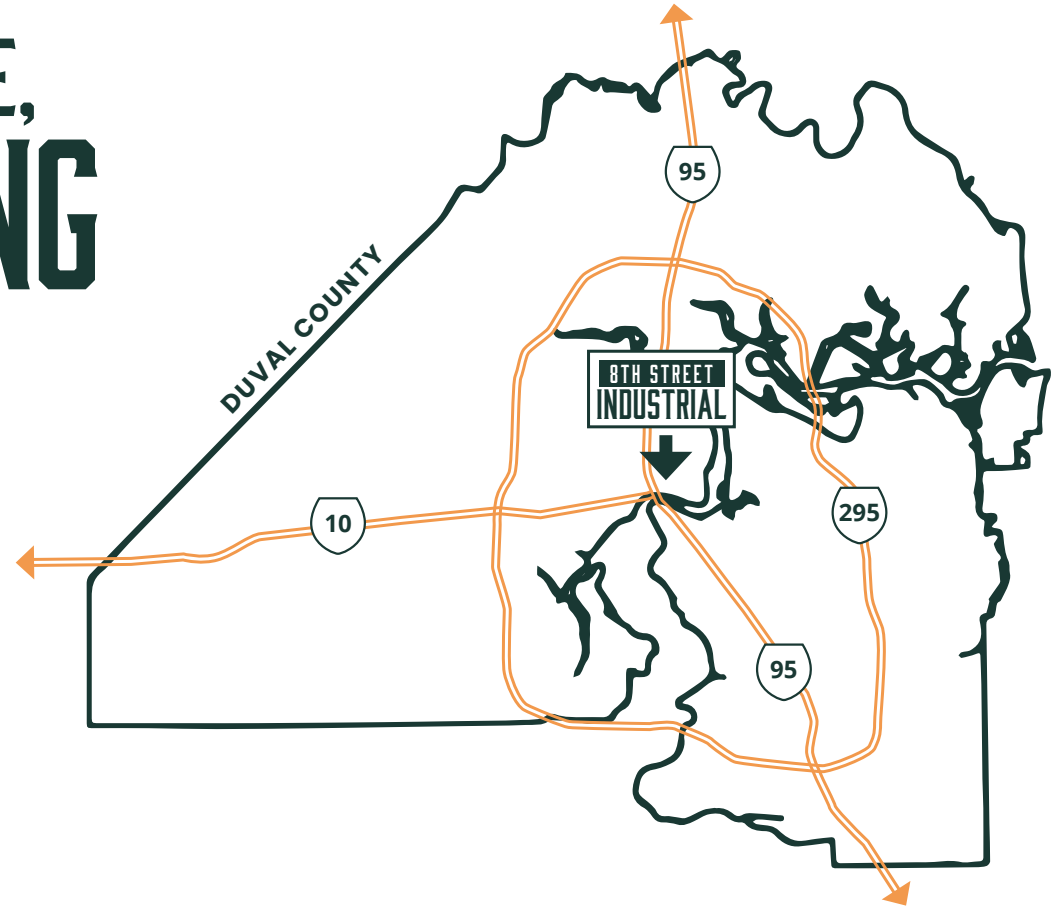
	2025 POPULATION	150,768
	2025 AVERAGE HOUSEHOLD INCOME	\$116,261

Jacksonville (Duval County)

#10 most moved-to city in the U.S. in 2025.

JACKSONVILLE'S URBAN CORE, TRANSFORMING

With more than \$7 billion in development in the pipeline, 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.



A Top-Ranked Florida City for Total Population Growth

#3

Top Large U.S. Cities for Economic Growth *Coworking Cafe, August 2025*



\$7B

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

\$375M Completed Since 2024

\$3B Under Construction

\$1.15B in Review

\$2.5B Proposed

SURROUNDING AREA RETAIL

SPRINGFIELD

8TH STREET INDUSTRIAL

DOWNTOWN

Prime Osborn Convention Center

Armada Stadium

Vystar Veterans Memorial Arena

Jax Fairgrounds

BROOKLYN

121 Financial Ballpark

TIAA Bank Field

HYATT

FOUR SEASONS

FIVE POINTS

M.O.S.H.

SOUTHBANK

Cummer Museum

SAN MARCO

SAN MARCO SQUARE

RIVERSIDE



DOWNTOWN JACKSONVILLE



1.1M+ spectators in attendance annually
\$118,000 annual household income of



75 home games annually
5,000 in average game attendance - 360,000 people annually



36 home games in the 2025-2026 season
9,200 in average game attendance, the highest in ECHL (2025)



35 concerts held in 2025
700,000 in annual attendance



150+ events held annually
200K in annual attendance



374K AVERAGE WEEKLY VISITS



EVENT	# OF EVENTS ANNUALLY
Sports Games	112
Festivals	320
Concerts	759
Expositions	137
Performing Arts	557
Community	949
Conferences	268
TOTAL	3,195



Source: Downtown Investment Authority

POPULATION

96% residential occupancy rate
73.3% of the population has a four year degree or higher
41.5% residents between 25-54 years old
50%+ increase in residents during the last five years

OFFICE

3 Fortune 500 headquarters
6,744 businesses within 3 miles of Downtown
47,000 Downtown daytime employees
106,137 daytime employees within 3 miles of Downtown
65.3% 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

FIS (fintech) and JEA (public utility), have added more than **500K SF** of Downtown office space
#4 Best Large City to Start a Business in 2025 (WalletHub, April 2025)
#10 Most Moved to City (CityPODS, May 2025)

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