



CENTRAL NO. **1**
STATION

CENTRAL NO. 1 STATION

PROPERTY OVERVIEW



Built in 1901, and designed by the architectural partnership of Alfred E. McClure and George O. Holmes, Central Station No. 1 was the first fire station built after the Great Fire of that same year. The building was the first structure to rise from the ashes, signifying a beacon of hope for the resurrection of Downtown Jacksonville. More than 120 years later, the historic building still stands out amongst its neighbors, offering a once-in-a-generation opportunity for reactivation of an icon.

HIGHLIGHTS



9,720± SF



High visibility on main hard corner in Downtown



Walkability to numerous lunch, dinner, and entertainment options

CONCEPT OPTIONS

FIRST FLOOR



BREWERY



WINE BAR



RESTAURANT

SECOND FLOOR



**BOUTIQUE
HOTEL**



APARTMENTS



OFFICE SPACE

MEET THE NEIGHBORS



HARDWICKS



DOWNTOWN JACKSONVILLE DEVELOPMENT

DEVELOPMENT PIPELINE



\$7B
in development



12.3K
total residential
units



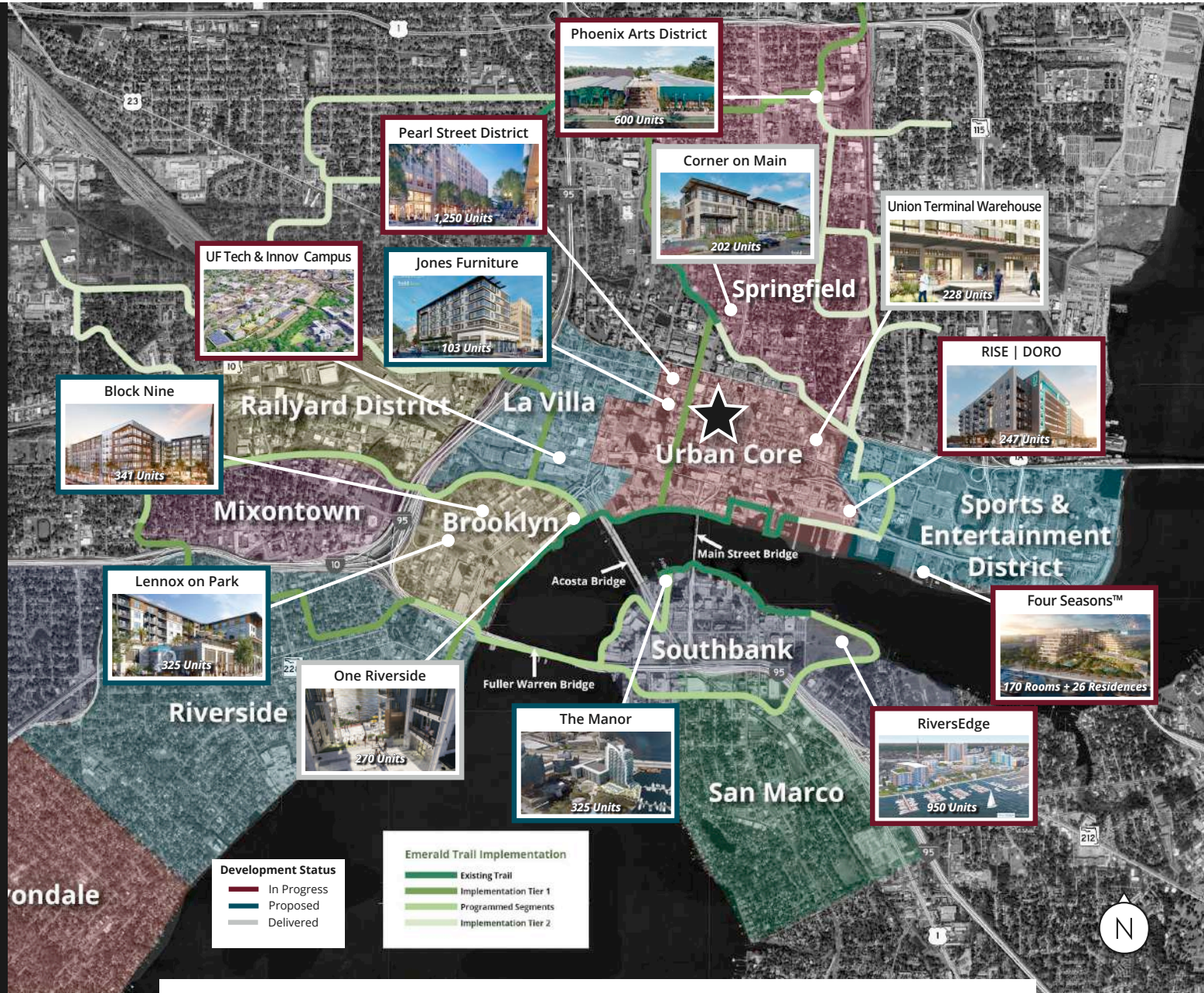
18.3K
total residents



\$500M
in transportation
& public spaces



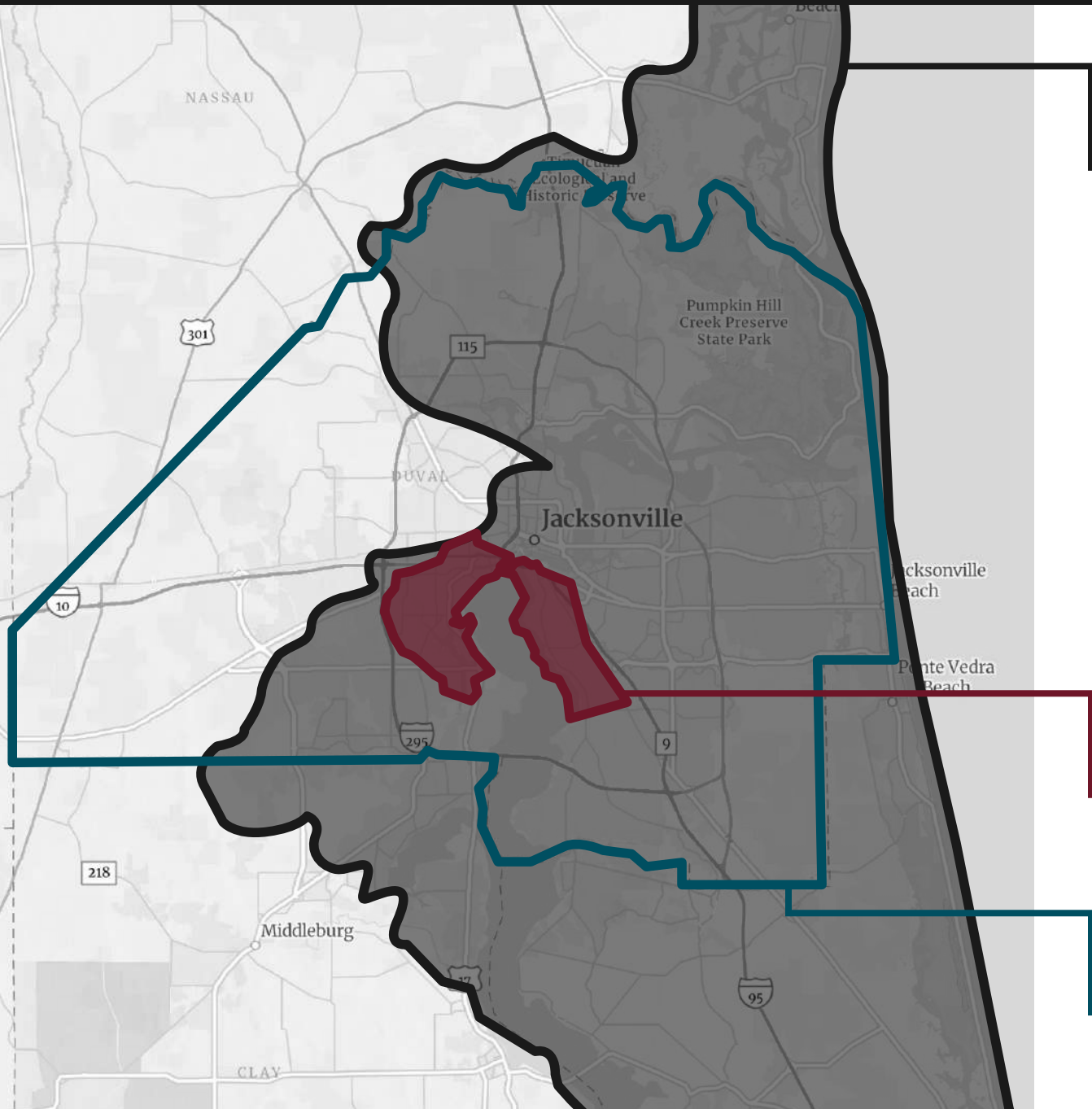
\$300M
University of Florida
Technology &
Innovation campus
to start classes in
2025



Click on the developments above for additional information.

MARKET DEPTH

CENTRAL No. 1
STATION 1



PRIMARY CUSTOMER AREA



POPULATION

2025: 1,525,000
2030: 1,636,000



HOUSEHOLDS

2025: 607,000
2030: 656,000



HOUSEHOLD INCOME

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 AVG HH INCOME

\$116,261

JACKSONVILLE - DUVAL COUNTY

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

DOWNTOWN WORKFORCE

FORTUNE 500S IN DOWNTOWN

MAJOR DOWNTOWN EMPLOYERS

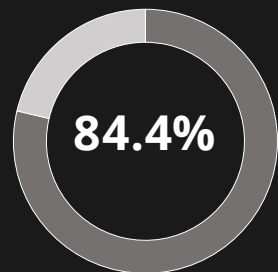
56,000 Daytime Employees

6,744 Businesses in Downtown

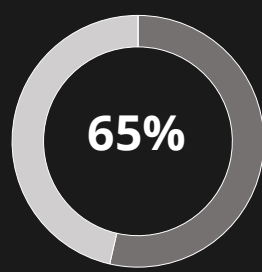


Source: ESRI Business Analyst

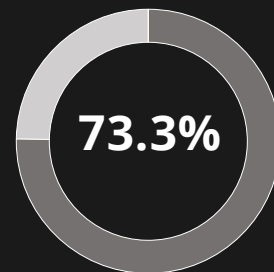
Downtown Employee Profile



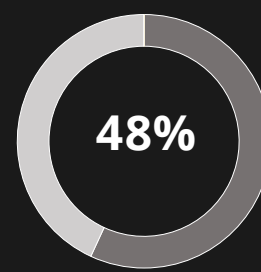
Like or love working downtown



Have an annual household income of \$80,000+



Have a four-year degree or higher



Have a commute time of 20 minutes or less

Top Business Sectors by Employment

- Public Administration
- Professional, Scientific & Tech Services
- Health Care & Social Assistance
- Finance & Insurance
- Information
- Education Services
- Legal Services
- Central Bank/Credit Intermediation
- Transportation & Warehousing
- Accommodation & Food Services

DOWNTOWN JACKSONVILLE



1M+ spectators in attendance annually
\$118,000 annual household income of a season ticket holder



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



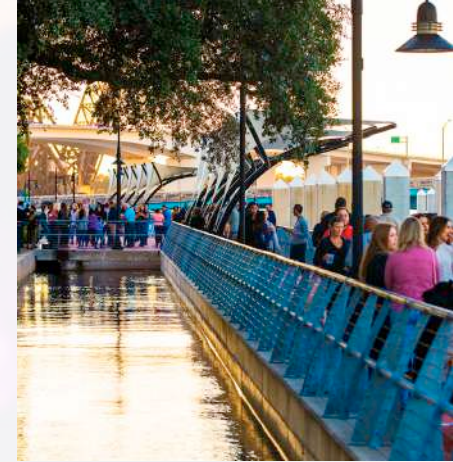
36 home games in the 2025-2026 season
9,200 in average game attendance, the highest in the ECHL (2025)



35 concerts held in 2025
700,000 in annual attendance



150+ events held annually
200K in annual attendance



374K AVERAGE WEEKLY VISITS



EVENT	# ANNUAL EVENTS
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

2 new headquarters, FIS (fintech) and JEA (public utility), have added more than 500K SF of Downtown office space
 #10 Most Moved to City (CityPODS, May 2025)
 #4 Best Large City to Start a Business in 2028 (Wallethub, 2025)



CENTRAL^{NO.} 1 STATION

CONTACT US

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