



# THE ELKS BUILDING

RETAIL & OFFICE FOR LEASE

— 201 N. Laura Street | Jacksonville, FL 32202 —

# THE ELKS BUILDING

Join Jacksonville's Thriving Urban Core

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**\$18.00 PSF**  
**NNN**

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## RETAIL

Suite 205: 756± SF  
Suite 209: 842± SF  
Suite 211: 3,115± SF

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## OFFICE

Suite 260: 786 SF  
Suite 220: 1,732 SF

# THE ELKS BUILDING

## Building Overview & Highlights

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Located downtown on the corner of Laura and Adams Streets, The Elks Building remains on the U.S. National Register of Historic Places and offers retail options in the heart of the central business district. Built in 1925 by famous local architect Roy A. Benjamin, this building's classic architecture and long-standing history make it a prime location for retail and office users.



HARD CORNER OF  
DOWNTOWN JACKSONVILLE'S  
MAIN RETAIL CORRIDOR



AMPLE GARAGE & STREET  
PARKING



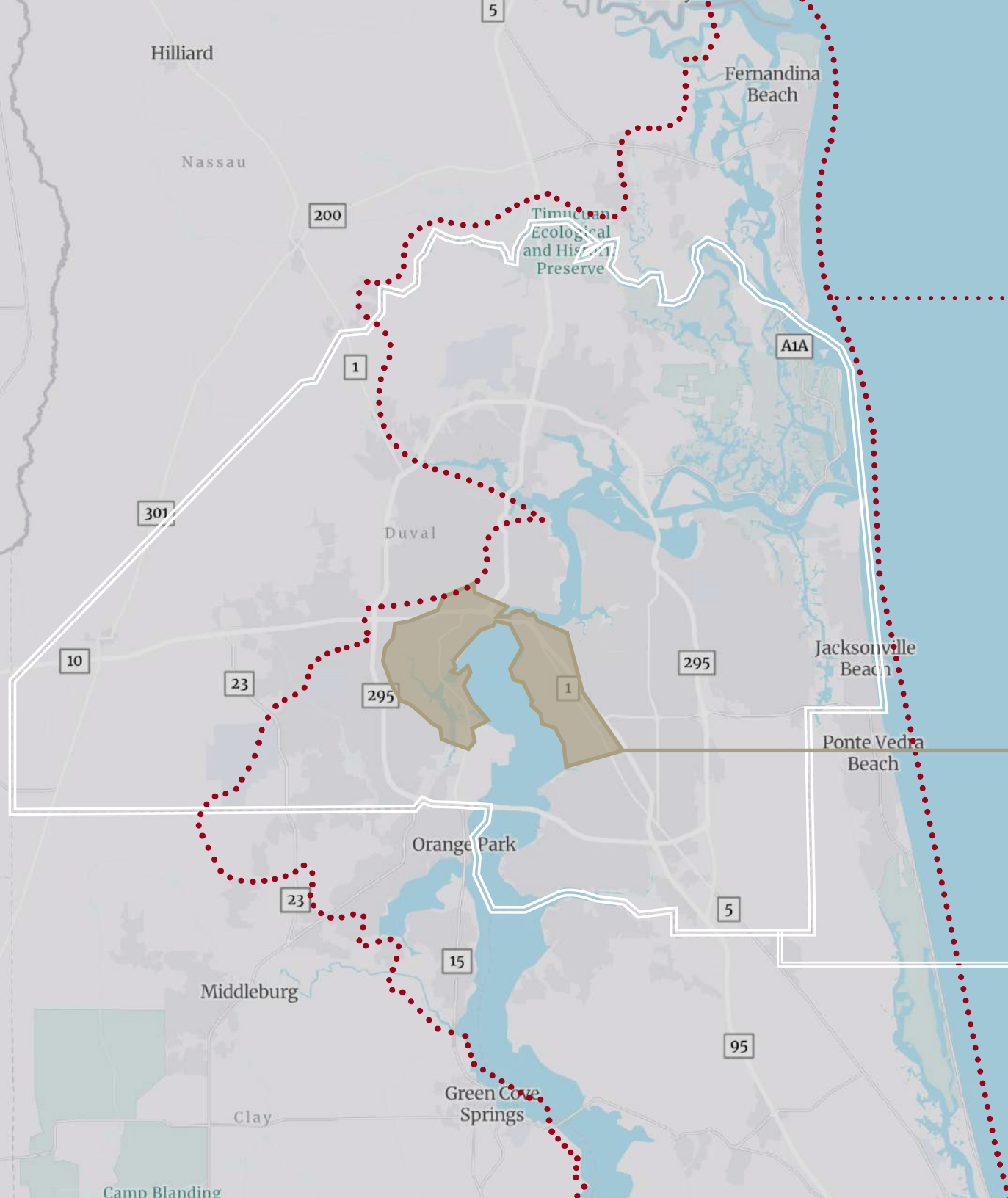
HIGH WALKABILITY



EASY ACCESS TO I-95,  
I-10 & I-295



CO-TENANTS INCLUDE A MIX  
OF NATIONAL AND LOCAL  
RETAILERS



# THE ELKS BUILDING

Market Depth

## PRIMARY CUSTOMER AREA

	Population	2025 - 1,525,000 2030 - 1,636,000
	Households	2025 - 607,000 2030 - 656,000
	Household Income (Ann.)	2025 - \$116,261 2030 - \$130,403
	Median Home Value	2025 - \$336,245 2030 - \$352,982
	Daytime Population	2025 - 1,539,944

## PRIMARY TRADE AREA

2025 Population	150,768
2025 Average HH Income	\$116,261

## DUVAL COUNTY

Jacksonville was named the **10th Most Populated City in the United States.**

# SURROUNDING AREA RETAIL

## SPRINGFIELD RETAIL



## DOWNTOWN RETAIL



Armada Stadium

Prime Osborn Convention Center

Vystar Veterans Memorial Arena

Jax Fairgrounds

## THE ELKS

121 Financial Ballpark

TIAA Bank Field

## BROOKLYN RETAIL



HYATT

FOUR SEASONS

M.O.S.H.

## SOUTHBANK RETAIL



Cummer Museum

## FIVE POINTS RETAIL



## RIVERSIDE RETAIL



## SAN MARCO RETAIL



## SAN MARCO SQUARE RETAIL



95

# 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.

# DOWNTOWN JACKSONVILLE



**1M+** spectators in attendance annually  
**\$118,000** annual household income of 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 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
<b>TOTAL</b>	<b>3,195</b>



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)





THE  
**URBAN** @  
DIVISION



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