



1724-1728 N Main St

Jacksonville, Florida 32206

Property Highlights

- Storefront presence along N Main St in Springfield with strong neighborhood momentum and nearby residential density growth.
- Close to Downtown's North Core and Pearl Square, where Gateway Jax is delivering a multi-phase district with grocery-anchored retail and more than a thousand new apartments, plus a confirmed Publix with pharmacy.
- Minutes to the Shipyards riverfront redevelopment anchored by the Four Seasons Hotel and Private Residences and the Jaguars' new office headquarters at Tower Place.
- Residential tailwinds include the rebuilt RISE Doro apartments now leasing in the Sports District along with new townhomes at Johnson Commons in LaVilla.

Offering Summary

Lease Rate:	Negotiable
Building Size:	5,190 SF
Walk Score	Very Walkable (82)
Zoning:	CCG-S

Spaces	Lease Rate	Space Size
1726	Negotiable	1,659 - 3,279 SF
1728	Negotiable	1,620 - 3,279 SF

For More Information



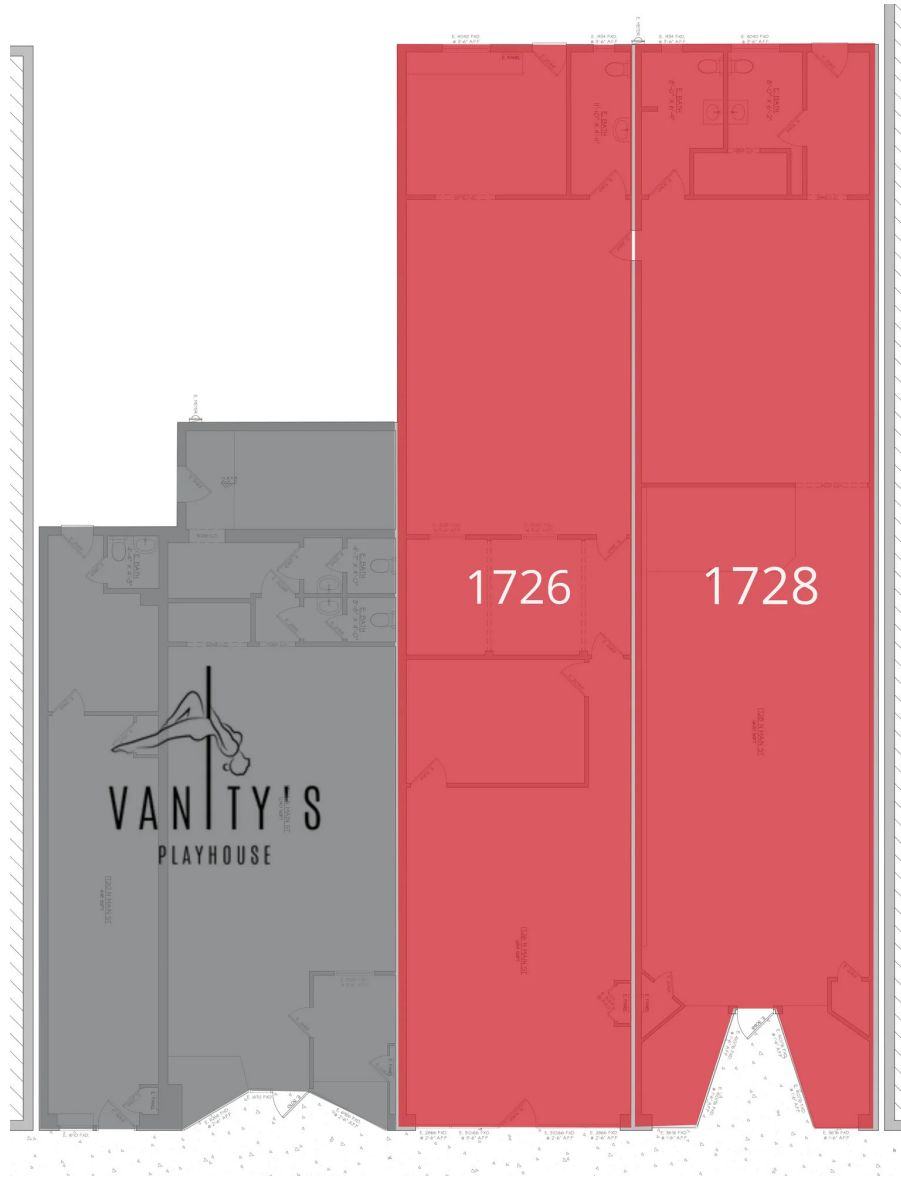
Austin Kay

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For Lease

1,620 - 3,279 SF | Negotiable
Retail Space



Available Spaces

Suite	Tenant	Size	Type	Rate
1724	Vanity's Playhouse	1,040 SF	Modified Gross	-
1726	Available	1,659 - 3,279 SF	Modified Gross	Negotiable
1728	Available	1,620 - 3,279 SF	Modified Gross	Negotiable



For Lease
1,040 - 4,319 SF
Retail Space





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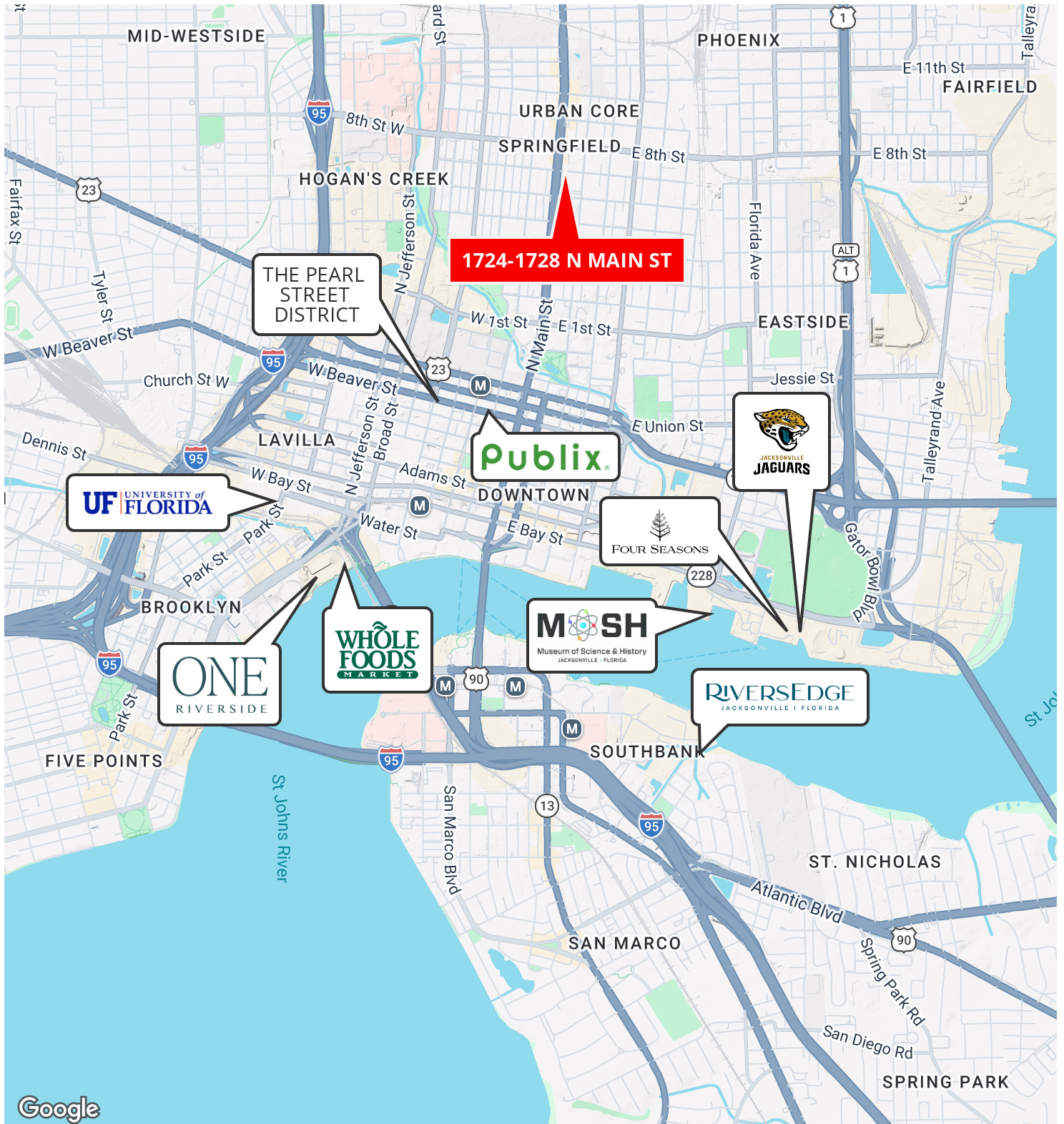


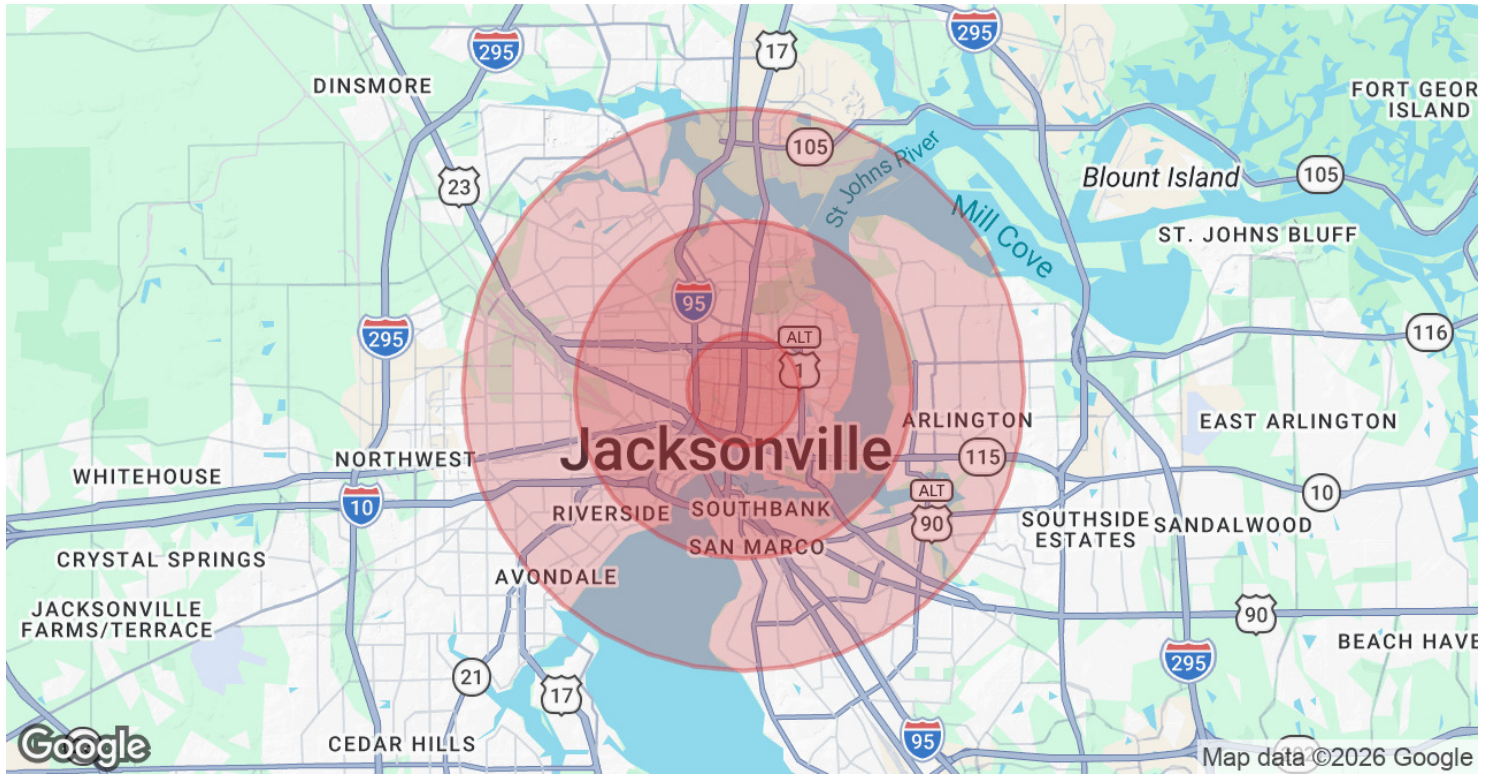


For Lease
1,040 - 4,319 SF
Retail Space









Population	1 Mile	3 Miles	5 Miles
Total Population	11,152	81,678	214,177
Average Age	39	40	40
Average Age (Male)	39	39	39
Average Age (Female)	40	42	41
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,819	34,406	88,885
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$54,245	\$50,542	\$64,865
Average House Value	\$251,081	\$222,855	\$271,441

2020 American Community Survey (ACS)