



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

SECOND FLOOR



BREWERY



**BOUTIQUE
HOTEL**



WINE BAR



APARTMENTS



RESTAURANT



OFFICE SPACE

MEET THE NEIGHBORS



DECCA
LIVE



Dorothy's
DOWNTOWN



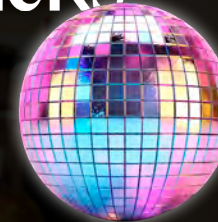
Indochine



DOS
GATOS



HARDWICKS



DOWNTOWN JACKSONVILLE DEVELOPMENT

DEVELOPMENT PIPELINE



\$8.8B
in development



12.3K
total residential units



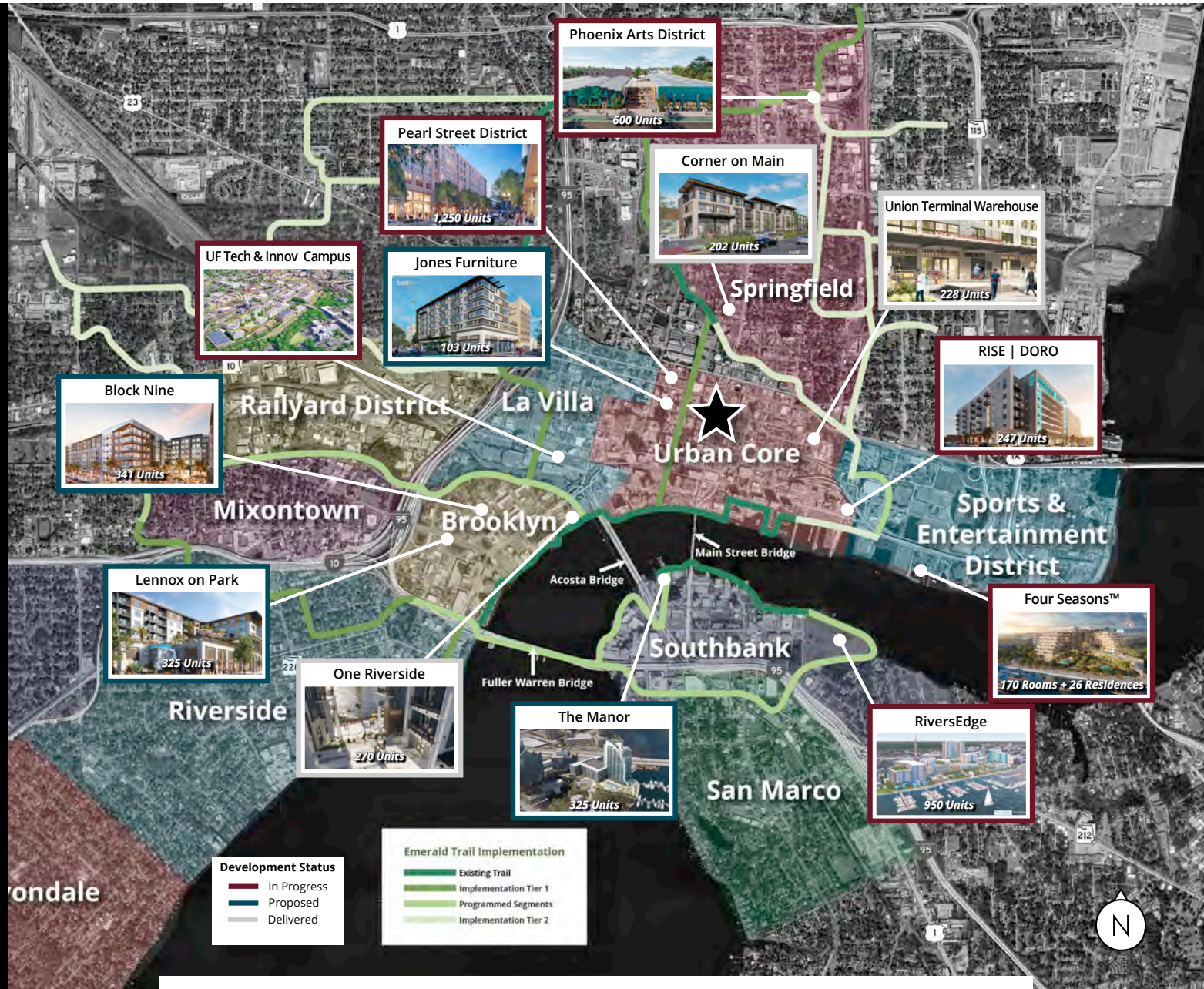
18.3K
total residents



\$500M
in transportation & public spaces



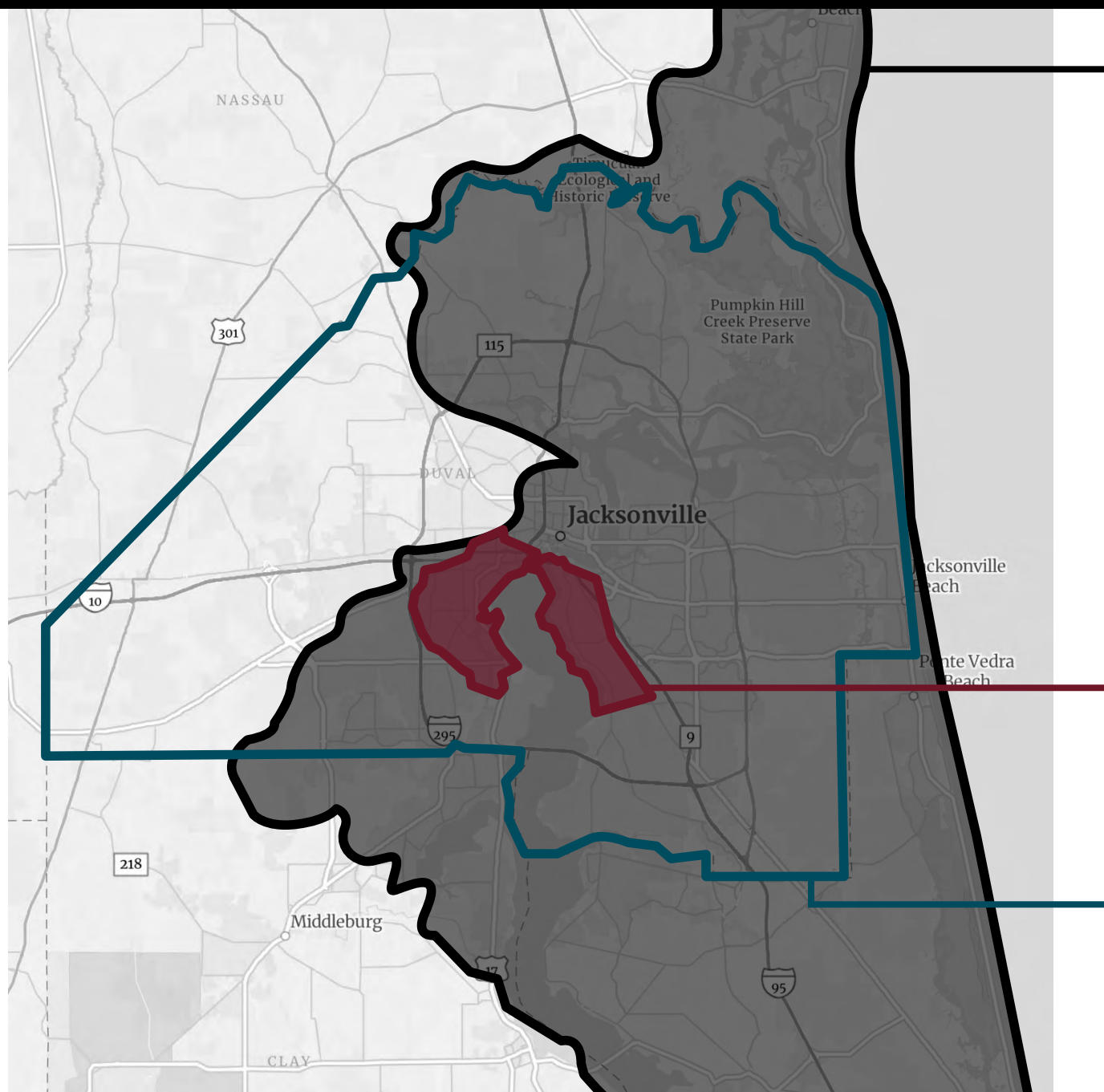
\$300M
University of Florida
Technology &
Innovation campus
to start classes in
2025



Click on the developments above for additional information.

MARKET DEPTH

CENTRAL NO. 1
STATION 1



PRIMARY CUSTOMER AREA

	POPULATION	2023: 1,379,798 2028: 1,442,472
	HOUSEHOLDS	2023: 552,090 2028: 583,905
	HOUSEHOLD INCOME	2023: \$106,063 2028: \$121,844
	MEDIAN HOME VALUE	2023: \$336,245 2028: \$352,982
	DAYTIME POPULATION	2023: 1,425,723

PRIMARY TRADE AREA

2023 POPULATION	134,768
2023 AVG HH INCOME	\$90,944

JACKSONVILLE - DUVAL COUNTY

Jacksonville was named the #1 Fastest Growing Metro in the State.

DOWNTOWN WORKFORCE

FORTUNE 500S IN DOWNTOWN

MAJOR DOWNTOWN EMPLOYERS

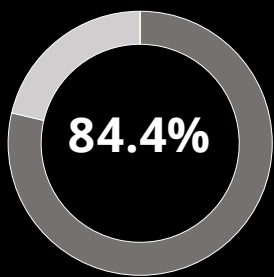
65,119 Daytime Employees

2,400 Businesses in Downtown

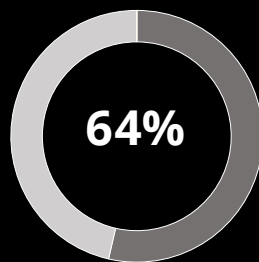


Source: ESRI Business Analyst

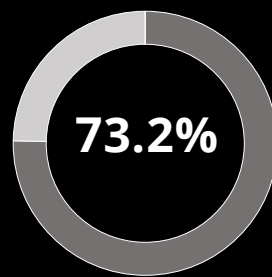
Downtown Employee Profile



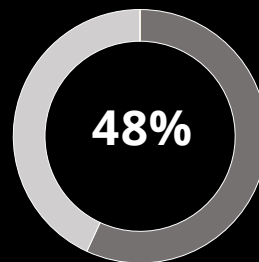
Like or love working downtown



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



58 home games annually
5,000 in average game attendance - 350,000 people annually



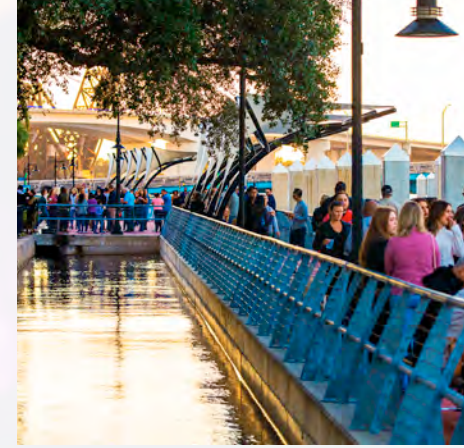
37 home games in the 2022-2023 season
7,749 in average game attendance, the highest in the ECHL (2023)



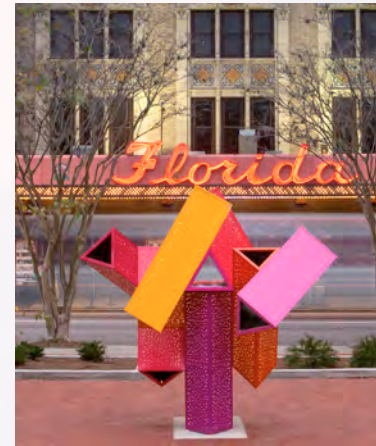
28 concerts held in 2022
700,000 in annual attendance



150+ events held annually
\$16M in economic impact during 2021-2022



EVENT	# ANNUAL EVENTS
Sports Games	167
Festivals	55
Concerts	624
Expositions	43
Performing Arts	241
Community	136
Conferences	95
TOTAL	1,361



Source: Downtown Investment Authority

351K AVERAGE WEEKLY VISITS



POPULATION

- 96% residential occupancy rate
- 72.9% of the population has a four year degree or higher
- 53% residents between 25-54 years old
- 50%+ increase in residents during the last five years

OFFICE

- 3 Fortune 500 headquarters
- 8,922 businesses within 3 miles of Downtown
- 53,450 Downtown daytime employees
- 97,401 daytime employees within 3 miles of Downtown
- 69.3% 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
- #2 Hottest Job Market in America (Wall Street Journal, 2024)
- #4 Fastest Growing City in America (Census Bureau, 2024)



CENTRAL^{NO.} 1 STATION 1

CONTACT US

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