



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



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

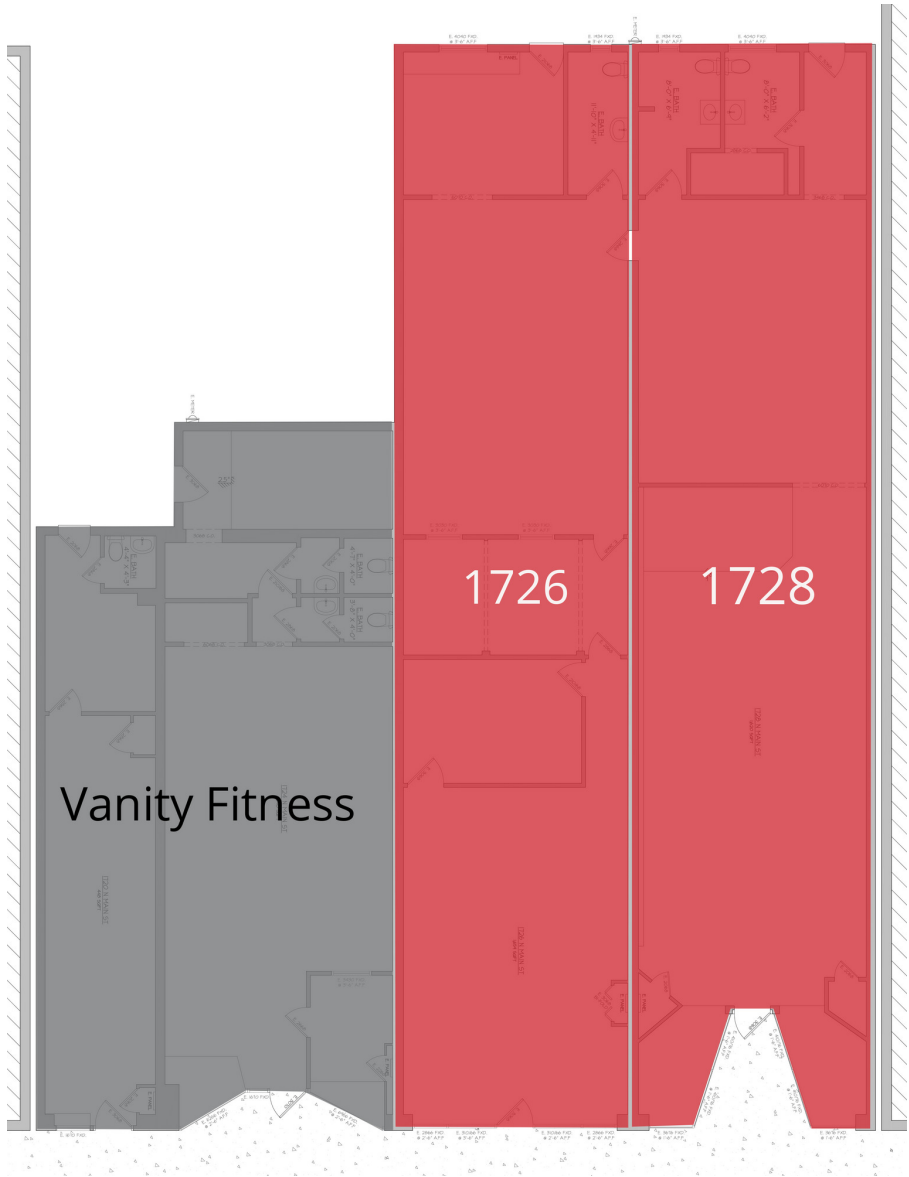


Austin Kay

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Available Spaces

Suite	Tenant	Size	Type	Rate
1724	Vanity Fitness	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

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.



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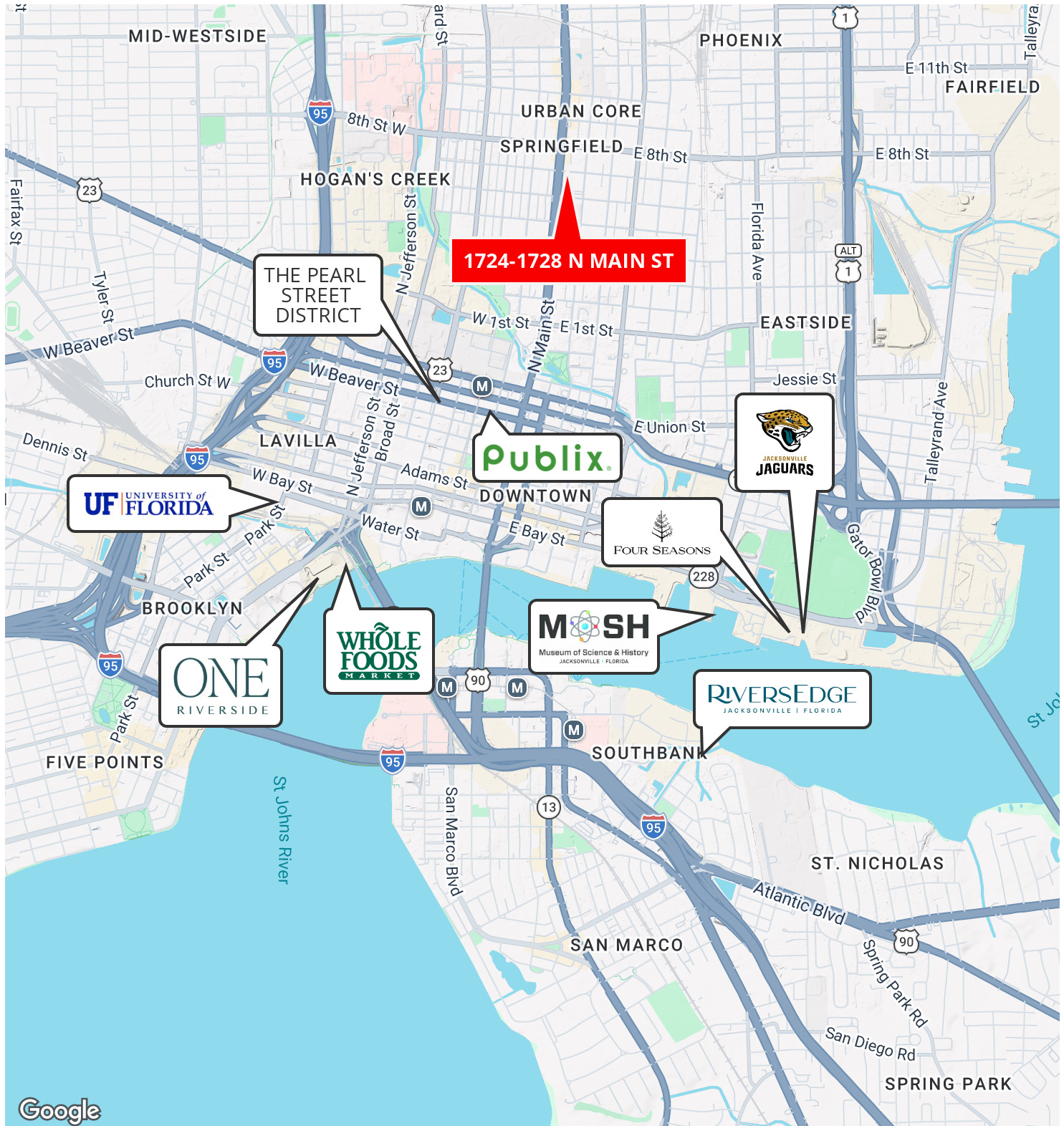


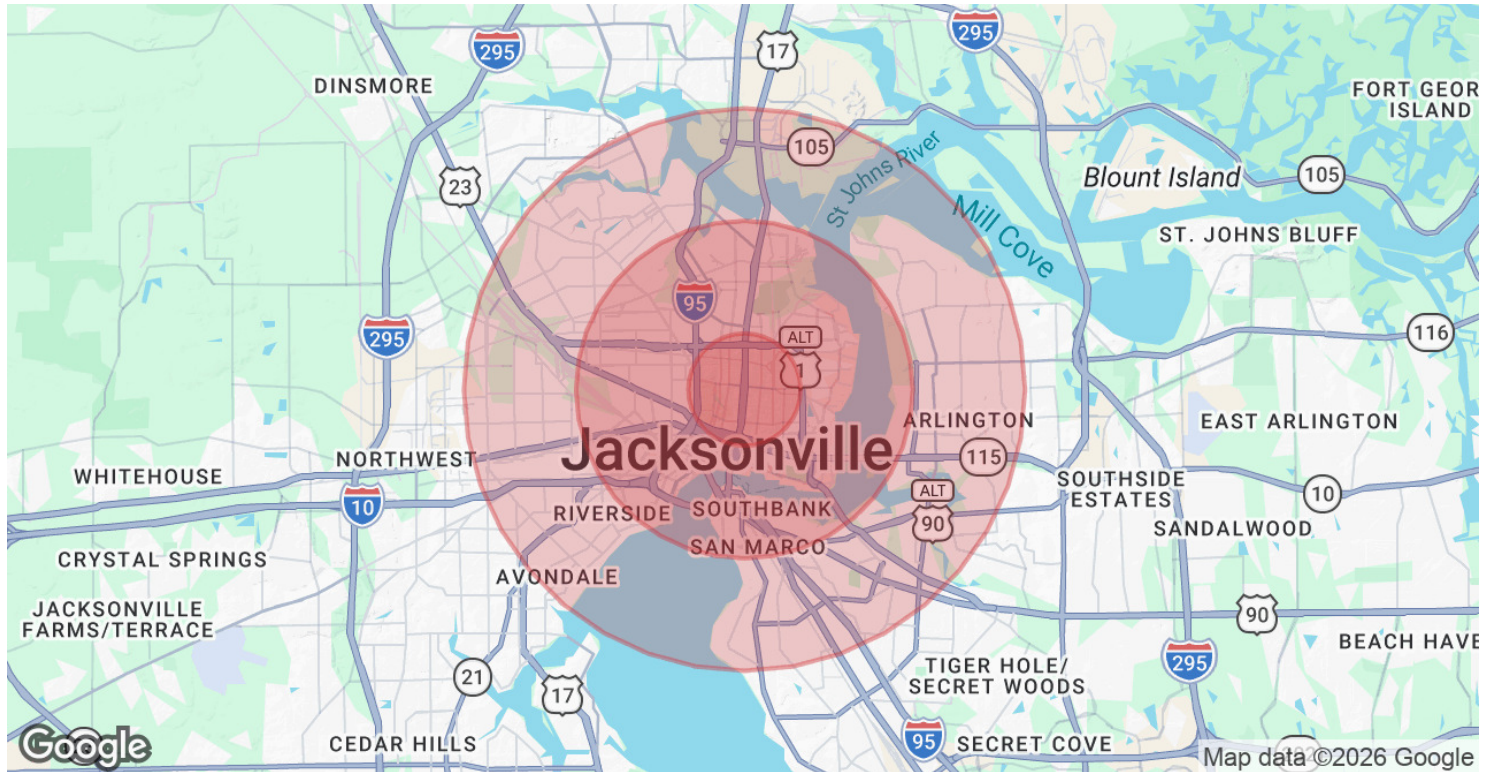
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Population	1 Mile	3 Miles	5 Miles
Total Population	11,152	81,678	214,177
Average Age	39	40	40
Average Age (Male)	39	39	39
Average Age (Female)	40	42	41
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,819	34,406	88,885
# of Persons per 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)