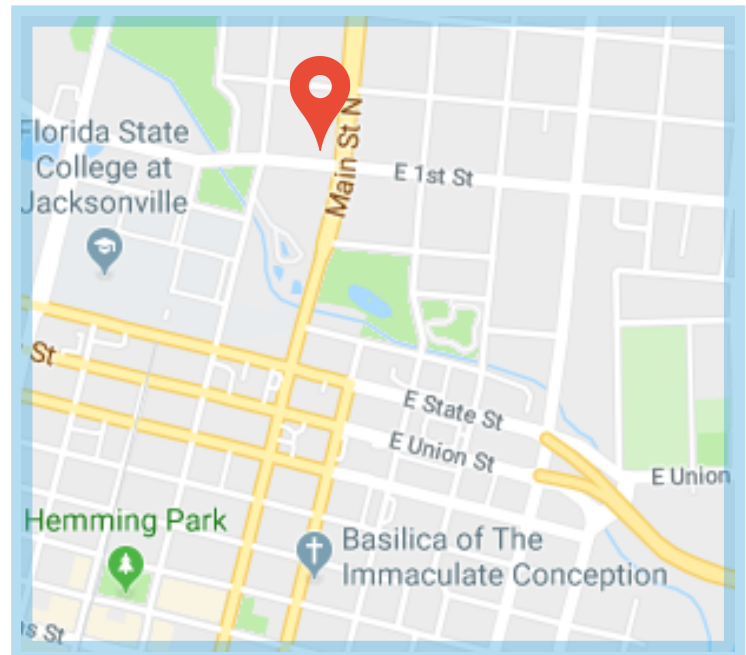




PROPERTY DESCRIPTION

- ▶ Approx. 12,000 SF Building For Lease
- ▶ 15,000 ADT on Main Street
- ▶ 1 Acre Lot
- ▶ Adjacent 1 Acre Lot Also Available
- ▶ Lighted Intersection
- ▶ Located directly on Main Street in Close Proximity to Downtown Jacksonville
- ▶ Beautiful Architecture





ABOUT

Prime retail location on the best intersection in Springfield. The main building is a 12,000 SF office/warehouse. Two additional buildings are on the parcel: can be used for additional space or removed to create additional parking! Located at the corner of 1st and Main Streets, this is one of the most visible corners in the Downtown/Springfield areas.

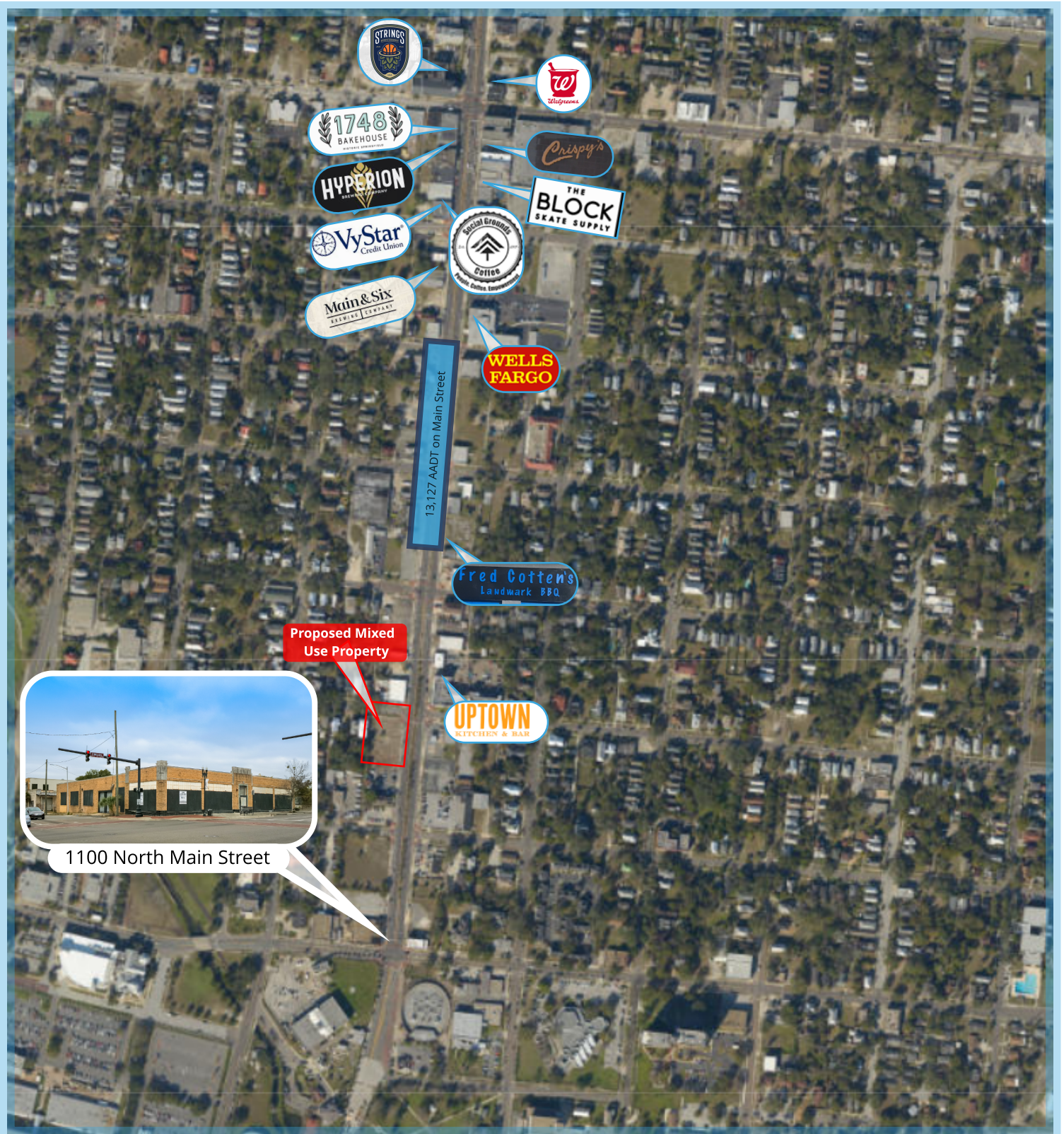
HISTORY

SP-81 ★
DOWNTOWN CHEVROLET BUILDING
 1100 NORTH MAIN STREET
 DATE: 1928-1929
 ARCHITECT: Carlos B. Schoeppl
 BUILDER: Johnson Finance & Construction Co.

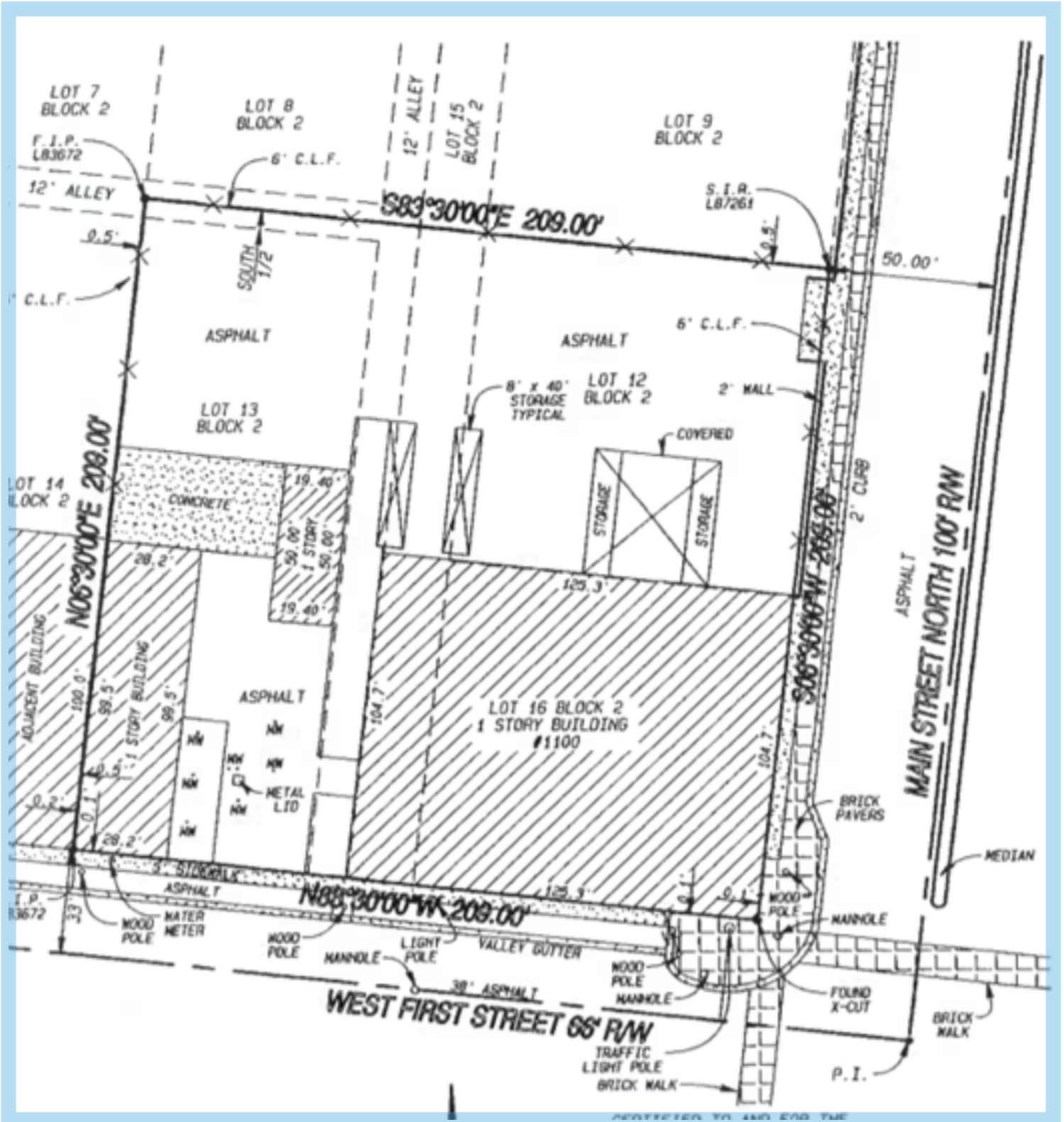
This is one of the earliest buildings listed on this inventory to exhibit the Art Deco style. The bas-relief panels on the corner towers, door frames, and parapet over the main entrance show the stylized geometric patterns that typify Art Deco. The ornament here is subdued and subordinated to the largely brick and glass facade. This tentativeness is probably due in part to the newness of this decorative style, which was not used widely in Florida until the 1930's. This building was occupied by Downtown Chevrolet for its first ten years, followed in 1940 by Downtown Oldsmobile.



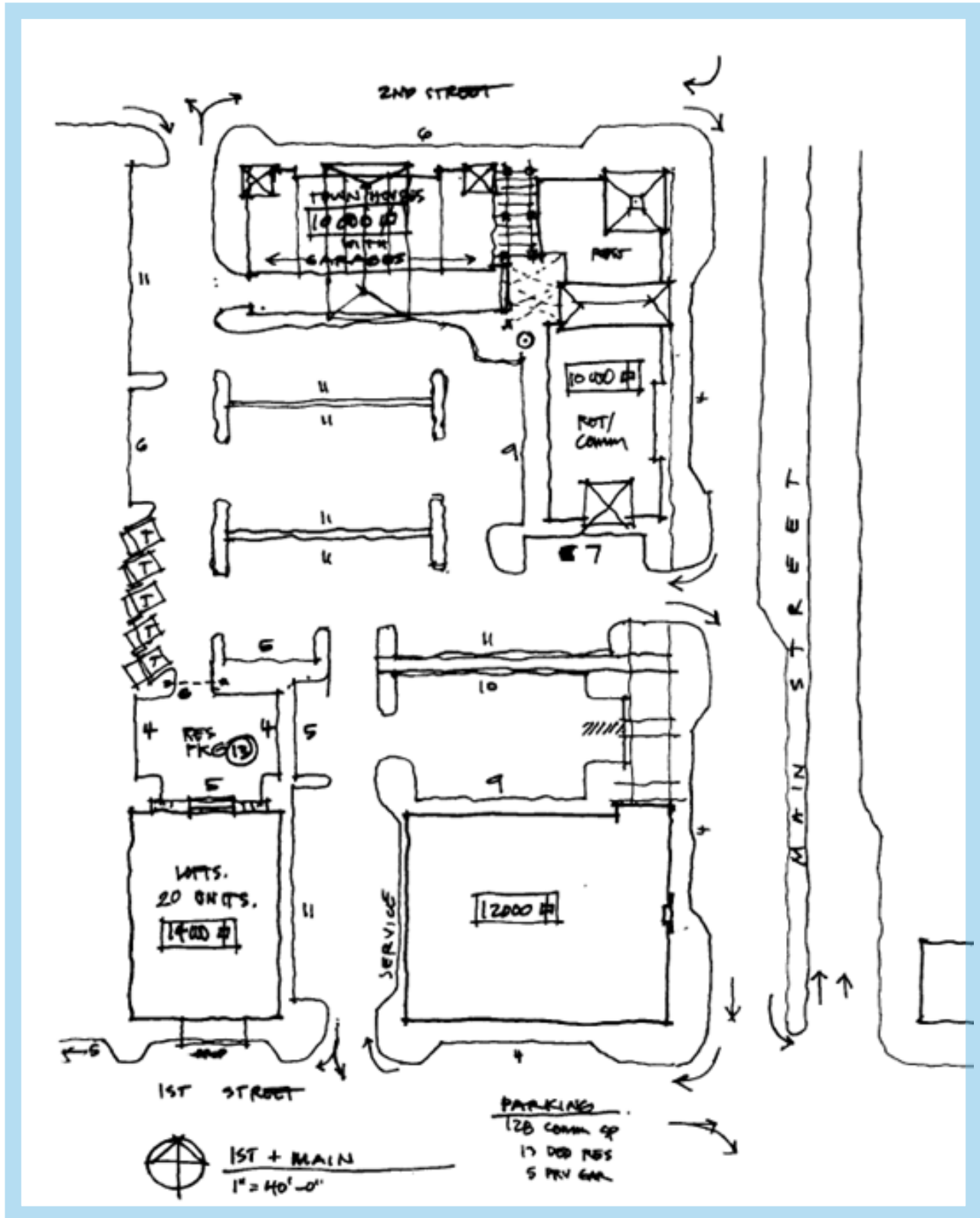
AERIAL VIEW



SURVEY



POTENTIAL SITE PLAN





DEMOGRAPHICS

| | 1-Mile | 3-Mile | 5-Mile |
|---------------------------|----------|----------|----------|
| POPULATION | | | |
| 2019 Total Population: | 22,221 | 87,363 | 222,044 |
| Median Age: | 40.2 | 38.8 | 38.3 |
| HOUSEHOLDS | | | |
| 2019 Total Households: | 8,570 | 36,594 | 91,073 |
| Average Household Income: | \$48,879 | \$50,152 | \$53,907 |



7.4 MILLION SQ. FT.
OF COMMERCIAL OFFICE SPACE

55,392
DOWNTOWN
EMPLOYEES

3 FORTUNE 500
CORPORATE
HEADQUARTERS

1,931
DOWNTOWN BUSINESSES

OFFICE VACANCY 14.8%

\$21.54
AVERAGE LEASE
RATE PER SQ. FT.

148,741 NET ABSORPTION

\$104+ MILLION
IN MAJOR COMMERCIAL SALES

EMPLOYEE DEMOGRAPHICS

Source: Downtown Vision 2018 Downtown employee survey and research

- 82.2%** Like/Love Living Downtown
- 72.1%** Are College Educated
- 39.6%** Have an Annual Household Income of \$100,000+
- 26.0%** Live in Downtown and the Surrounding Neighborhoods

BEST THINGS
ABOUT WORKING DOWNTOWN:

- 1 Restaurants
- 2 Walkability
- 3 Culture

WORST THINGS
ABOUT WORKING DOWNTOWN:

- 1 Loitering/transient population
- 2 Panhandling
- 3 Feeling unsafe

MOST IMPORTANT
TO THE DOWNTOWN EXPERIENCE:

- 1 Personal safety at night
- 2 Attractiveness/sense of place/walkability
- 3 More retail and restaurants

74% of employees have a commute time of 30 minutes or less.

45% of employees have a commute time of 20 minutes or less.

DOWNTOWN →

RESIDENTIAL DEVELOPMENT & POPULATION GROWTH

Source: Duval County Property Appraiser, Downtown Investment Authority and Downtown Vision, Inc.

| Year | Units | Residents |
|------|--------|-----------|
| 2000 | <1,000 | 1,816 |
| 2010 | 2,226 | 3,097 |
| 2018 | 3,199 | 5,220 |

The 2018 resident count is hand-compiled by Downtown Vision, Inc. using occupancy rates and units from 21+ Downtown multifamily residential properties. This number does not include single-family units, transitional housing or other residents as tracked in US Census projections.