

AVAILABLE FOR SALE

325 West Forsyth Street
Jacksonville, Florida 32202

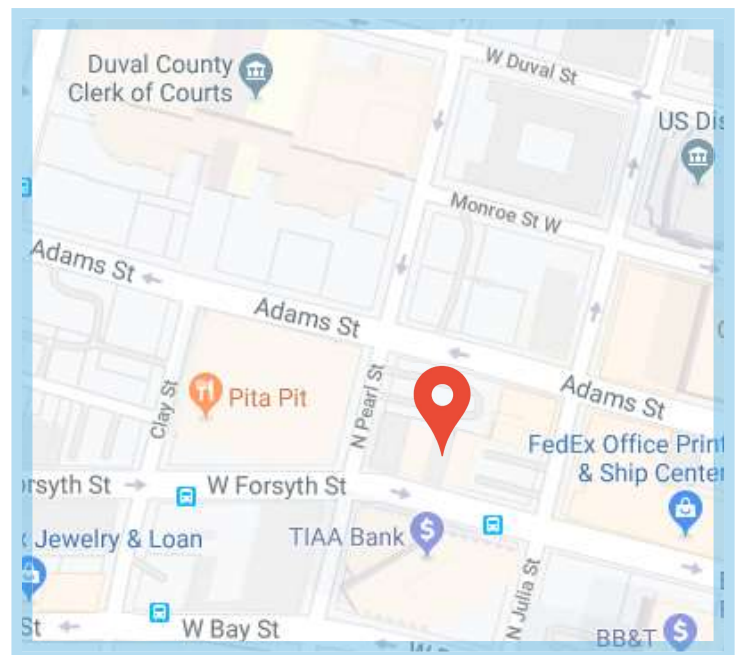


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PROPERTY DESCRIPTION

- ▶ 6,903 SF Building
- ▶ 1,694 SF Basement
- ▶ Built in 1925
- ▶ Sale Price: \$1.25 Million
- ▶ Excellent Location Directly Across the Street from TIAA Bank Center and Only 5 Minutes Walking Distance from the Duval County Courthouse
- ▶ ±70,000 1-Mile Daytime Population



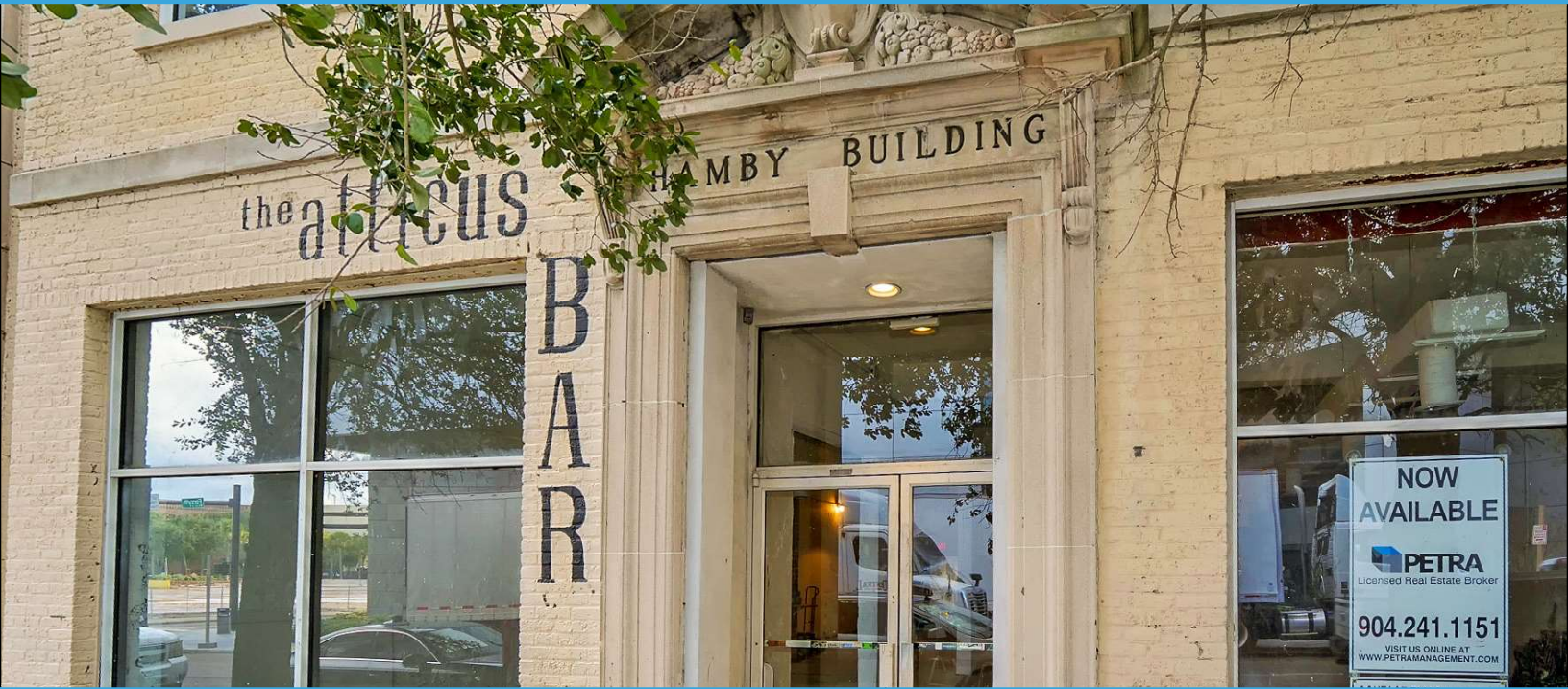
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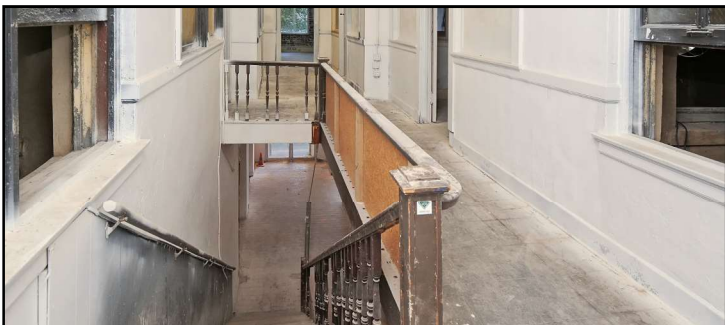
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ABOUT

Beautiful, historic building in the heart of Downtown Jacksonville. The building features two floors plus bonus basement and has excellent visibility from the Duval County Courthouse and TIAA Bank Center. The building has many historic features such as two large skylights, exposed brick, and hardwood floors throughout.

INTERIOR PHOTOS



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Work DOWNTOWN JACKSONVILLE



6.98M SF OF OFFICE INVENTORY
(Class A & B only - excludes government-owned inventory)

539K SF OF OFFICE UNDER CONSTRUCTION
FIS Headquarters - 386,000 SF
JEA Headquarters - 153,000 SF



56K
DOWNTOWN EMPLOYEES



2,400
DOWNTOWN BUSINESSES

TOP BUSINESS SEGMENTS

Excluding Miscellaneous Services & Unclassified

1. Legal, Scientific & Tech Services
2. Health Care & Social Assistance
3. Finance & Insurance
4. Retail Trade
5. Public Administration
6. Real Estate, Rental & Leasing
7. Accommodation & Food Services

HOUSING PROFILE & GROWTH

Source: Duval County Property Appraiser, Zillow, Self Reported, Publicly Available News Sources

Growth Snapshot



596
NEW UNITS SINCE JANUARY 2020



552
UNITS UNDER CONSTRUCTION



1.8K
UNITS UNDER REVIEW

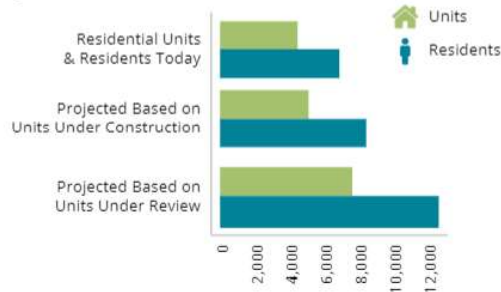


981
PROPOSED UNITS



Average Occupancy
97.5%
(Excludes properties opened in 2021)

Projected Increase in Residents and Units



Residential Sales

AVERAGE SALE PRICE **\$299.9**
AVERAGE PRICE / SF **\$200**
RANGE / SF **\$86-\$363**

Residential Leases

AVERAGE RENT / MO **\$1,579**
RANGE **\$675-\$5,785**

Annual Household Income



5.5%	Less than \$20,000
11.5%	\$20,000-\$39,999
14.1%	\$40,000-\$59,999
17.0%	\$60,000-\$79,999
12.6%	\$80,000-\$99,999
18.9%	\$100,000-\$149,999
20.4%	\$150,000 or more

Education



0.3%	Some high school
15.8%	High school diploma/GED
15.8%	Associate's degree
36.6%	Bachelor's degree
21.6%	Master's degree
6.6%	Doctorate/ Post-grad degree
3.3%	Other

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