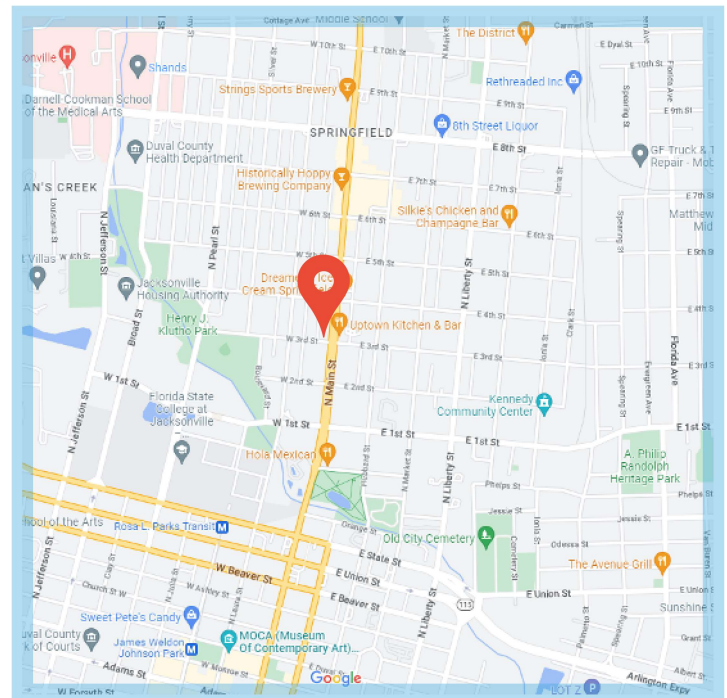




PROPERTY DESCRIPTION

- ▶ Charming Historic Retail Space For Lease
- ▶ Units from 1,000 - 3,000 Square Feet Available
- ▶ On-Site Parking Lot
- ▶ Excellent Visibility on Main Street in Historic Springfield
- ▶ Excellent Location with Fred Cotten's BBQ, Main Street Food Park & Uptown Kitchen and Bar on the Block
- ▶ One Block from 200 Unit Luxury Apartment Complex (Under Construction)
- ▶ 15,000 ADT on Main Street
- ▶ Lease Rate: \$20-\$22/SF + NNN



AERIAL VIEW





SUBJECT - 1300 N Main

LOCATION DETAILS

- ▶ Located in Booming Historic Springfield
- ▶ On-Site Parking Lot for Tenants
- ▶ Fred Cotten's BBQ, Dreamette Ice Cream, Main Street Food Park, Uptown Kitchen & Bar, and More on the Same Block!
- ▶ Located Directly on Main Street In Close Proximity to Downtown Jacksonville
- ▶ One Block from 200 Unit Luxury Apartment Complex (Under Construction)

DEMOGRAPHICS

POPULATION	1-Mile	3-Mile	5-Mile
2023 Total Population:	17,152	83,309	214,221
Median Age:	42	39	39
HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2023 Total Households:	5,690	34,178	87,595
Average Household Income:	\$32,683	\$34,013	\$41,505