

AVAILABLE

# 1200 KINGS AVENUE

JACKSONVILLE, FLORIDA 32207

DUVAL COUNTY



## PROPERTY SUMMARY

Walking distance from restaurants such as The Bearded Pig, V Pizza, Wine Cellar and bb's restaurant and bar.

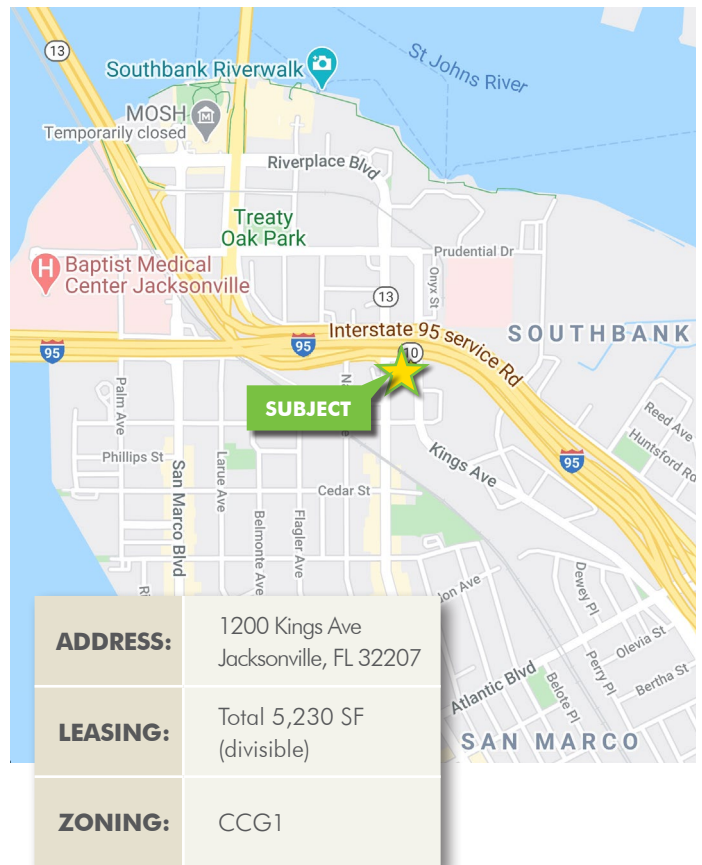
### NEAR HOTELS AND APARTMENTS:

Lexington Hotel (328 rooms), Hilton Garden Inn (221 rooms), The Double Tree (292 rooms), The Strand (295 units), SoBa Apartments (147 units), Broadstone River House (263 units) and The Peninsula (234 units).

### SURROUNDING NEW DEVELOPMENTS:

Kings Ave Station, The District, San Marco Crossing, East San Marco, Southbank Crossing, San Marco Apartments, Park Place at a San Marco.

- + Available:
  - o Suite 101: 1,435 SF
  - o Suite 102: 1,450 SF
  - o Suite 103: 2,345 SF
- + Suites can be combined for a total of 5,230 SF
- + Lot size: 7,405 SF - 0.17 acres
- + Located in the Southbank District near Downtown Jacksonville
- + Ideal location for restaurant, brewery, fitness, office and retail



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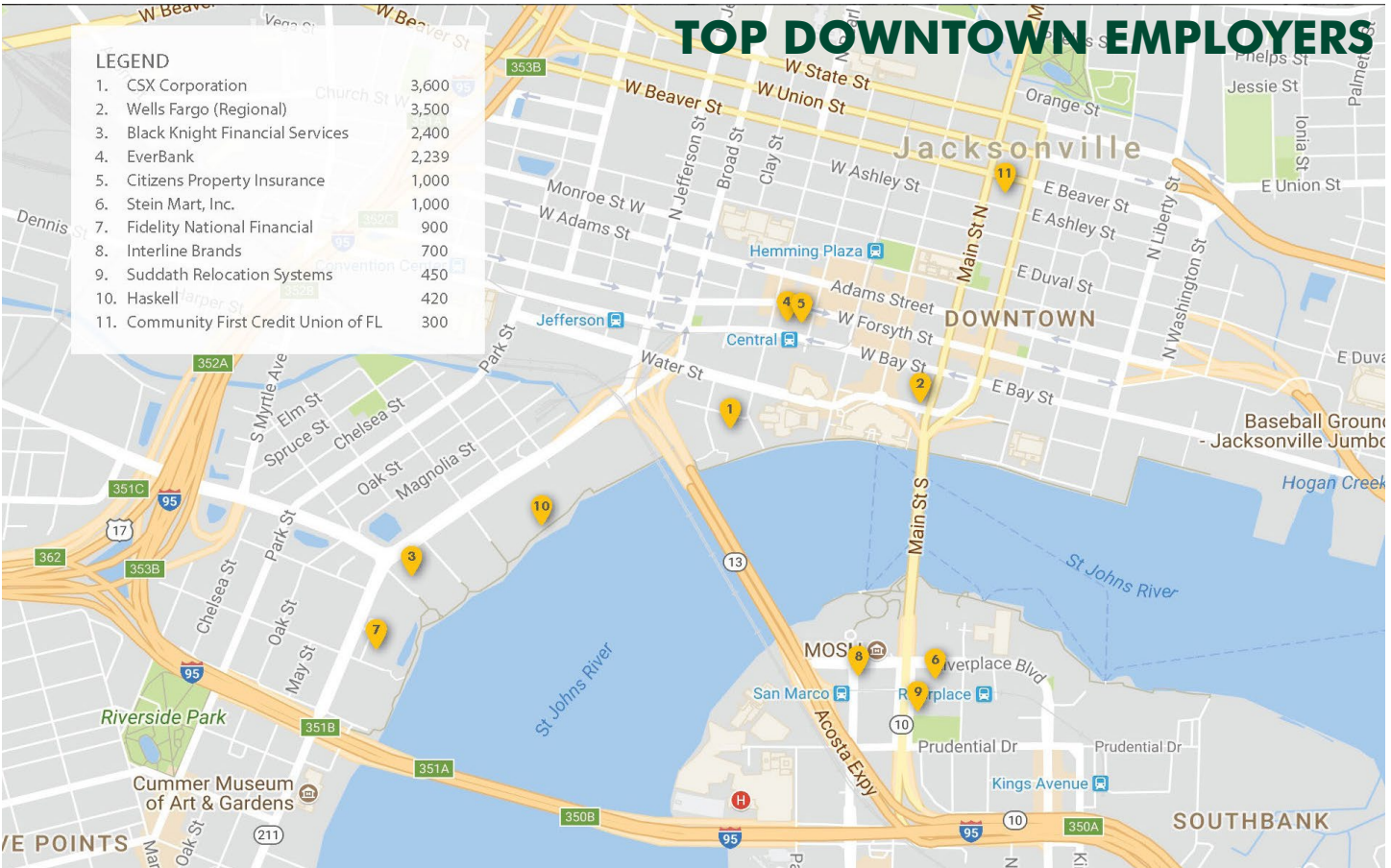
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# FOR LEASE 1200 KINGS AVENUE

## FLOORPLAN



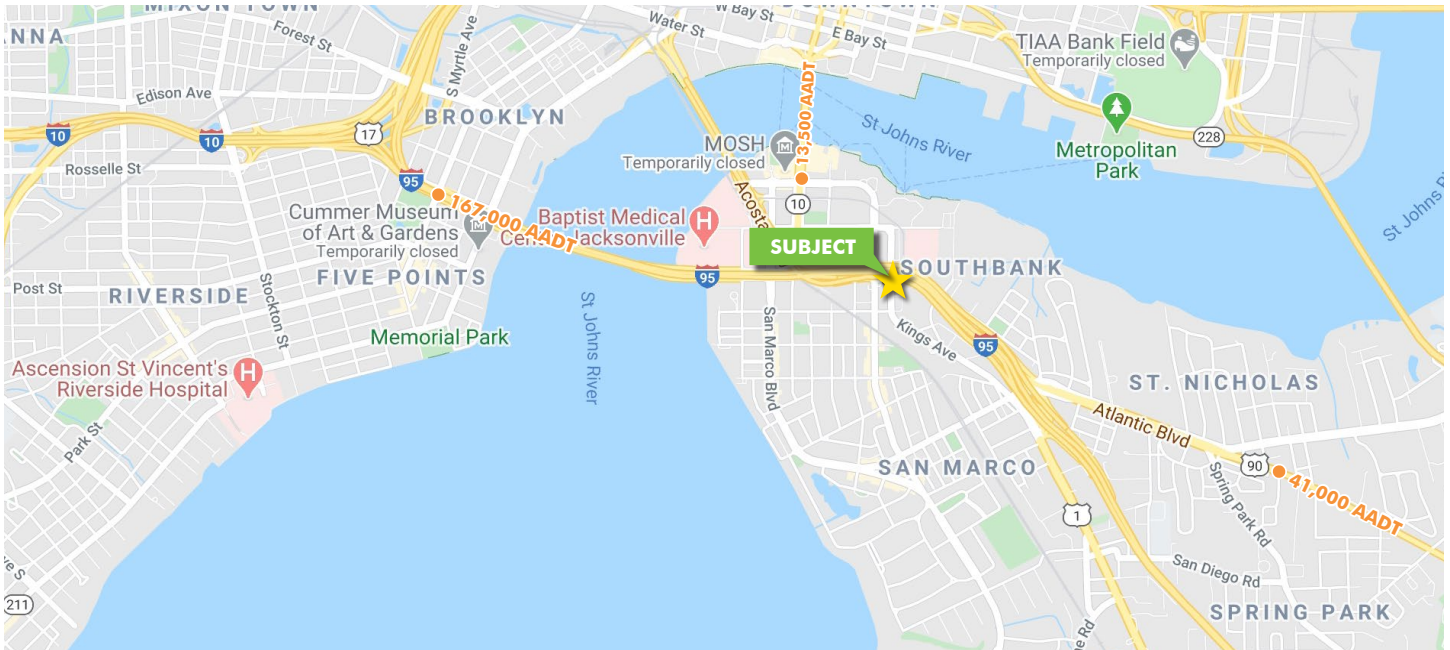
**1,435 SF – 5,230 SF**  
**1200 KINGS AVENUE**  
 Jacksonville, Florida 32207



# FOR LEASE 1200 KINGS AVENUE

1,435 SF – 5,230 SF

Jacksonville, Florida 32207



## 2019 Demographics

|                                      | 1 mile    | 3 miles   | 5 miles   |
|--------------------------------------|-----------|-----------|-----------|
| 2019 Population                      | 11,458    | 78,616    | 207,268   |
| Population Growth Rate - 2019 - 2024 | 0.91%     | 0.89%     | 0.79%     |
| Housing Units                        | 4,256     | 40,473    | 101,536   |
| Average Household Income             | \$47,375  | \$52,224  | \$55,237  |
| Average Housing Unit Value           | \$234,700 | \$229,034 | \$216,302 |
| Daytime Demographics                 | 69,184    | 172,495   | 310,396   |



## CONTACT US

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