

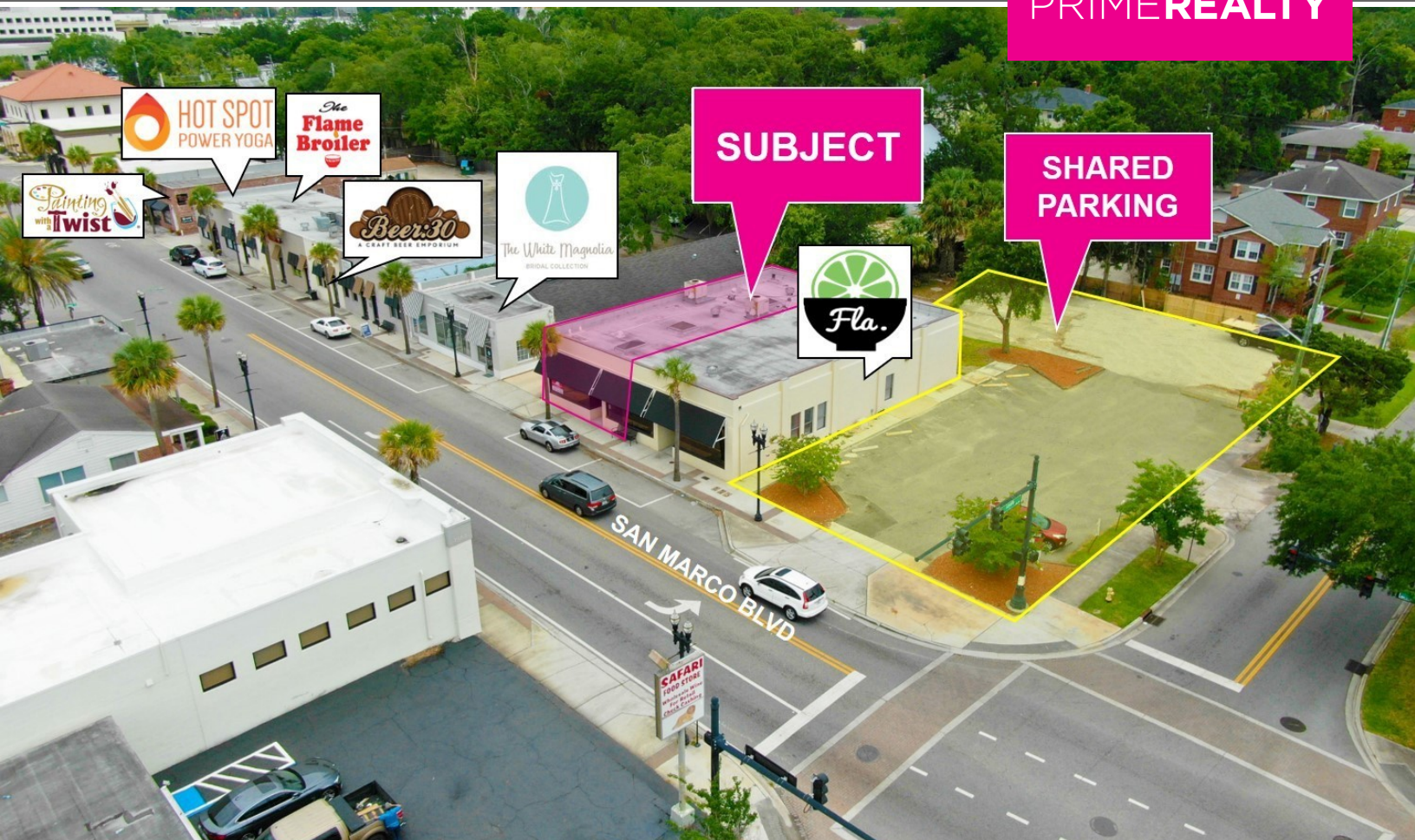
# SAN MARCO RETAIL / OFFICE FOR LEASE

## AT SIGNALIZED CORNER

1561 SAN MARCO BLVD. JACKSONVILLE, FL 32207



PRIMEREALTY



### For More Information:

**Matthew Clark**

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4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family | Student Housing | Hotels

Information gathered from sources deemed to be reliable. Buyer shall not rely solely on this information and should check and verify.

Jacksonville, FL 32207



## OFFERING SUMMARY

|                |                     |
|----------------|---------------------|
| Lease Rate:    | \$23.50 SF/yr (NNN) |
| Available SF:  | 2,250 SF            |
| Lot Size:      | .44 Acres           |
| Year Built:    | 1947                |
| Building Size: | 4,500 SF            |
| Zoning:        | CCG-1               |
| Market:        | Jacksonville        |
| Submarket:     | San Marco           |

## PROPERTY OVERVIEW

Retail or office space available for lease in the highly desired San Marco Commercial District with ample parking available. 1561 San Marco offers great curb appeal and frontage on the signalized intersection of San Marco Boulevard and Lasalle Street. Only a few blocks away from the MD Anderson Cancer Center, Baptist Hospital, Jacksonville Orthopedic Institute, and Nemours Children's Hospital and just over the bridge from downtown Jacksonville and historic Riverside, this retail opportunity is in the heart of the city's culture and trade scenes.

## SAN MARCO OVERVIEW

Located just minutes away from Downtown's Southbank is the historic neighborhood of San Marco. Known for its riverfront mansions, upscale boutiques, local bookstores, chic bistros, and craft bars and breweries, the area has become one of Metropolitan Jacksonville's trendiest shopping and dining destinations.

San Marco and the neighboring Southbank district are undergoing a substantial amount of development which will add close to 2,000 residential units to the area within the next few years.

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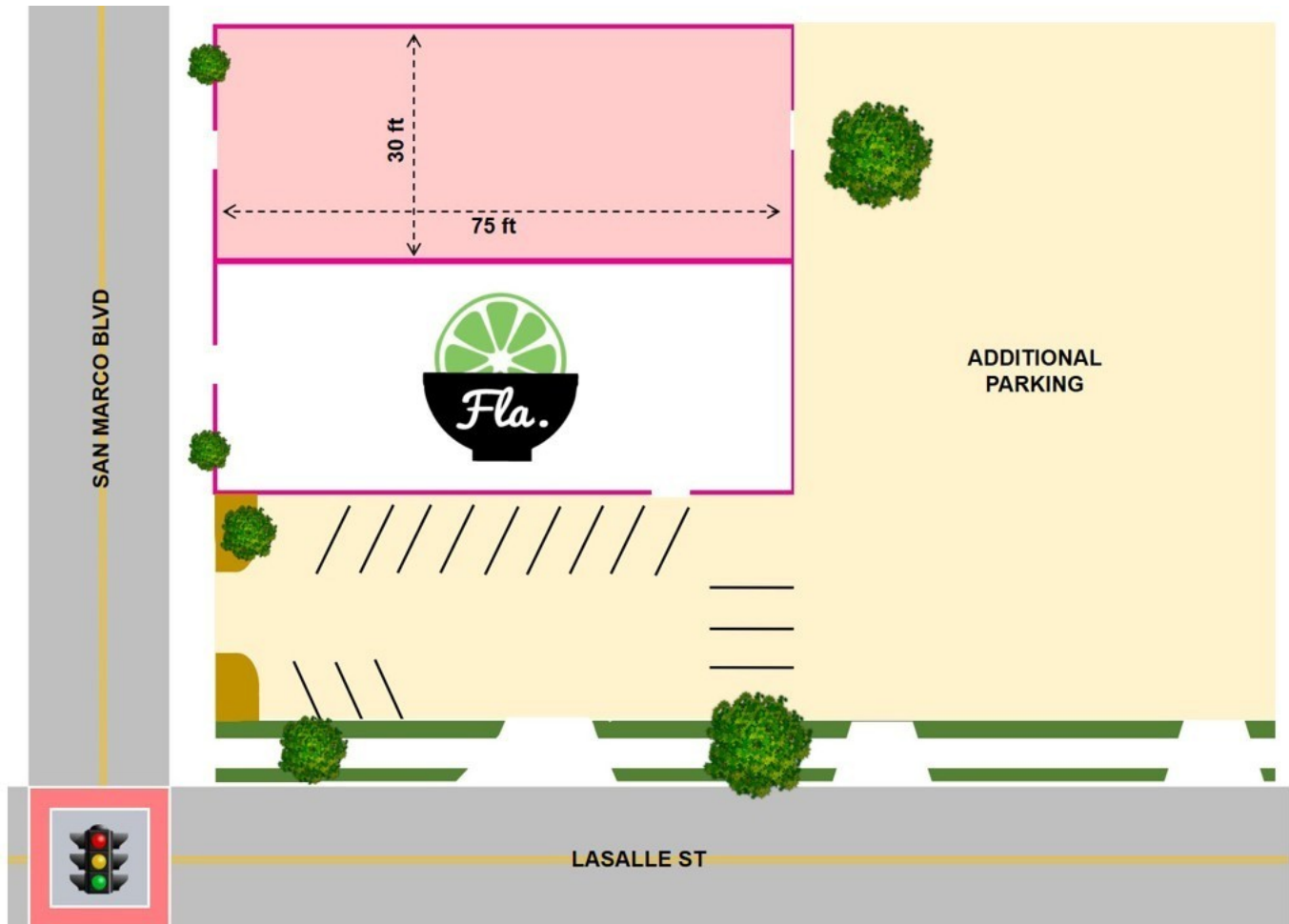
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Site Plan



**#1 Acai Bowl in the 904**

*"With a variety of fresh offerings -from acai to pitaya to poke - all served up in the eponymous receptacles, Jax Beach's Florida Juice & Bowl care raging on to the scene in late 2017. lighting up local taste buds."*

- VOID LIVE MAGAZINE

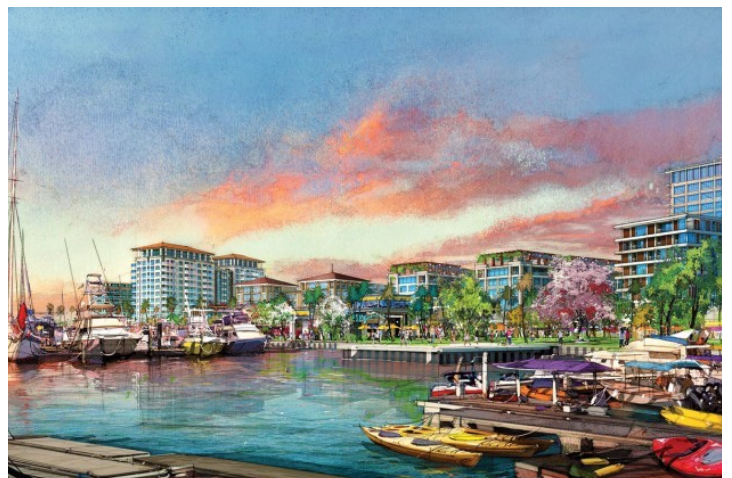
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## Developments

### NEARBY DEVELOPMENT PROJECTS

- Construction is now complete on the new 9-story cancer center complex on San Marco Boulevard near I-95, which features a 330,000-square-foot outpatient facility.
- A long-awaited development that would bring a Publix grocery store to San Marco is getting closer to reality. Construction on this San Marco project will begin late this summer and finish in late 2018.
- A growing group of Philips Highway business owners plan to develop the section of Philips Highway that lies between I-95 and the railroad tracks, creating a new sector of the area - San Marco East. Members of the San Marco East Business Association believe upscale change is rapidly coming to their commercial corridor and that within five to ten years the boundary of San Marco will extend to their province.
- The District is a mixed-use project conceived with a spectacular setting on the banks of the beautiful St. Johns River in downtown Jacksonville, Florida. With scenic views of both the river and the downtown skyline, this unique setting will be home to a place that empowers residents to achieve, fuller, richer, healthier lives in every way.
- The San Marco Promenade complex will include 187 one-bedroom units at 770 square feet, 77 two-bedroom units at 1,200 square feet and 20 three-bedroom units at 1,400 square feet, with rents ranging from \$1,150 to \$2,100 per month, as well as 421 parking spaces.
- San Marco Crossing is proposed as a 372-unit multifamily apartment and townhouse project, complete with a parking garage, swimming pool, and recreation park.
- Home Street Apartments, located on 1.9 acres at 1444 Home Street on the Southbank, will consist of a four-story apartment building with courtyards and a three-story parking garage.



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Retailer Map



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Demographics



| DRIVE TIMES                       |           |
|-----------------------------------|-----------|
| Jacksonville Orthopedic Institute | 1 Minute  |
| Baptist MD Anderson Center        | 1 Minute  |
| Ronald McDonald House             | 2 Minutes |
| Nemours Children's Specialty Care | 2 Minutes |
| Wolfson's Children's Hospital     | 3 Minutes |
| Baptist Hospital                  | 3 Minutes |
| I-95                              | 2 Minutes |
| I-10                              | 5 Minutes |

2018 – 2023 Demographic Profile

| Demographics                       | 1 Mile   | 3 Miles  | 5 Miles  |
|------------------------------------|----------|----------|----------|
| 2018 Population                    | 4,318    | 66,732   | 192,942  |
| Projected 2023 Population          | 4,778    | 69,505   | 200,315  |
| 2018 – 2023 Population Growth Rate | 2.05%    | 0.82%    | 0.75%    |
| Median Age                         | 41.1     | 39.3     | 39.0     |
| Average Household Size             | 1.72     | 2.13     | 2.31     |
| Average Household Income           | \$85,723 | \$63,209 | \$59,114 |
| Median Household Income            | \$54,963 | \$36,842 | \$37,379 |

| 2018 Population by Race/Ethnicity | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------------|--------|---------|---------|
| White Alone                       | 83.1%  | 49.0%   | 48.1%   |
| Black Alone                       | 8.6%   | 43.3%   | 44.4%   |
| American Indian Alone             | 0.3%   | 0.4%    | 0.4%    |
| Asian Alone                       | 4.5%   | 2.8%    | 2.8%    |
| Pacific Islander Alone            | 0.1%   | 0.1%    | 0.1%    |
| Some Other Race Alone             | 1.0%   | 0.7%    | 2.2%    |

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