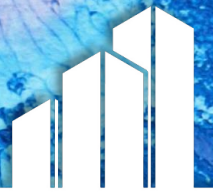


***DOWNTOWN JACKSONVILLE
RETAIL AVAILABLE***



PRIMERA REALTY

A LIVING
NEIGHBORHOOD
FILLED WITH ART,
CULTURE, FASHION
AND INNOVATION



AVAILABILITY

Prime Realty is pleased to exclusively represent retail for sale at 311 Ashley Street. This retail is located on the ground floor of Residences at City Place; a 17-story, 99,998 SF and 205-unit high-rise apartment complex in Downtown Jacksonville. City Place is just two blocks away from the future courthouse and steps away from all major buildings and downtown locations.

Nestled between skyscrapers and the St. Johns River, Downtown Jacksonville's North and South banks have an urban vibe with a cool atmosphere. Fortune 500 companies call the city's core home. During the week, thousands of professionals and visitors fill the streets enjoying unique lunch and dining destinations, world-class museums, and a variety of nightlife options, from casual bars to upscale lounges.

SALE OFFERING SUMMARY

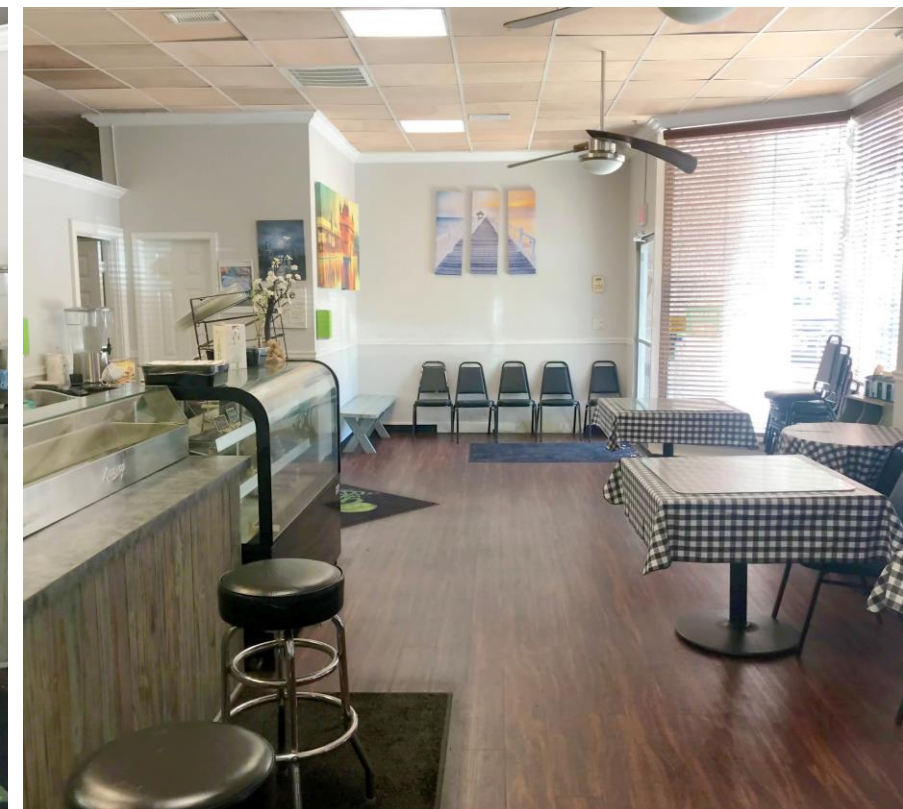
SALE PRICE:	\$325,000
INCLUDES:	3 RETAIL UNITS
COMBINED SIZE:	1,932 SF
YEAR BUILT:	1949
RENOVATED:	1965
ZONING:	CCG-1
FLOOR:	GROUND LEVEL
MARKET:	JACKSONVILLE
SUB-MARKET:	DOWNTOWN

*Unit #1, #2, #3 are fully leased.

AVAILABILITY



THE RESIDENTS AT CITY PLACE RETAIL | 311 W ASHLEY ST. JACKSONVILLE, FL. 32202



ADDITIONAL PHOTOS

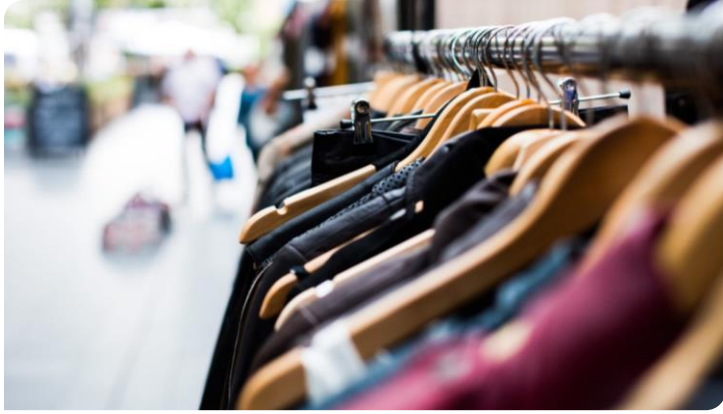
THE RESIDENTS AT CITY PLACE RETAIL | 311 W ASHLEY ST. JACKSONVILLE, FL. 32202

LIVE PLAY CREATE

205 CONDO UNITS
& 17 FLOORS

1ST FLOOR RETAIL
FOR SALE

THE RETAILERS OF DOWNTOWN JACKSONVILLE



NEARBY RETAILERS



THE RESIDENTS AT CITY PLACE RETAIL | 311 W ASHLEY ST. JACKSONVILLE, FL. 32202

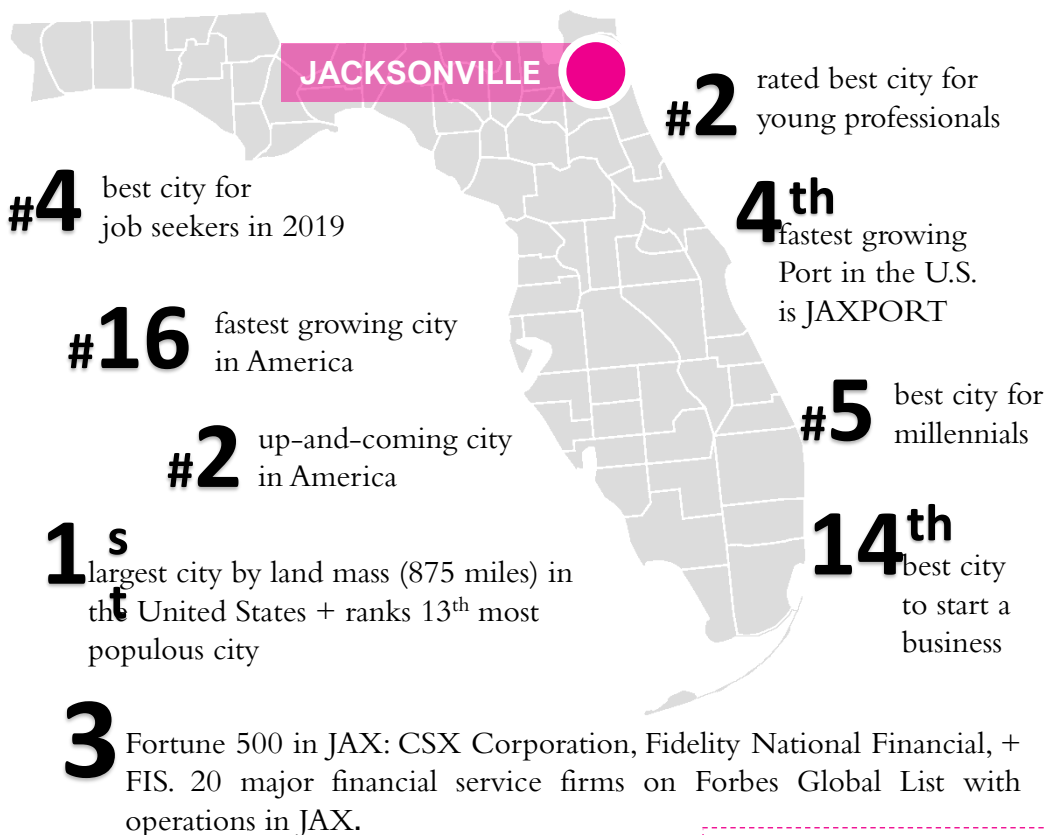
BE AT THE CENTER OF IT ALL

Steps away from vibrant artwork, artisanal eateries,
and unique retailers.



DEMOGRAPHICS

DOWNTOWN JACKSONVILLE



	5-MINUTE DRIVE	10-MINUTE DRIVE	15-MINUTE DRIVE
POPULATION	14,486	101,047	276,985
WORKPLACE EMPLOYEES	64,516	198,225	401,560
AVERAGE HH INCOME	\$54,866	\$59,569	\$65,230
2023 PROJECTED HOUSEHOLDS	4,882	43,515	117,377



POPULATION

IN DOWNTOWN JAX

9,000
residents

36% of the population is under 45 years of age

4,842
existing housing units

57%
annual household income in **\$80k+**



GROWTH

IN DOWNTOWN JAX

1.4 MILLION
square feet of office space proposed

266%
population growth

DEVELOPMENTS IN DOWNTOWN JACKSONVILLE

"As of today Jacksonville's downtown district has an 11.3% vacancy rate, 4,300 residents and \$3.5 billion in actual or proposed investments since 2016."

Jake Gordon
CEO of Downtown Vision Inc



DOWNTOWN DEVELOPMENTS

RENOVATION OF AMBASSADOR HOTEL

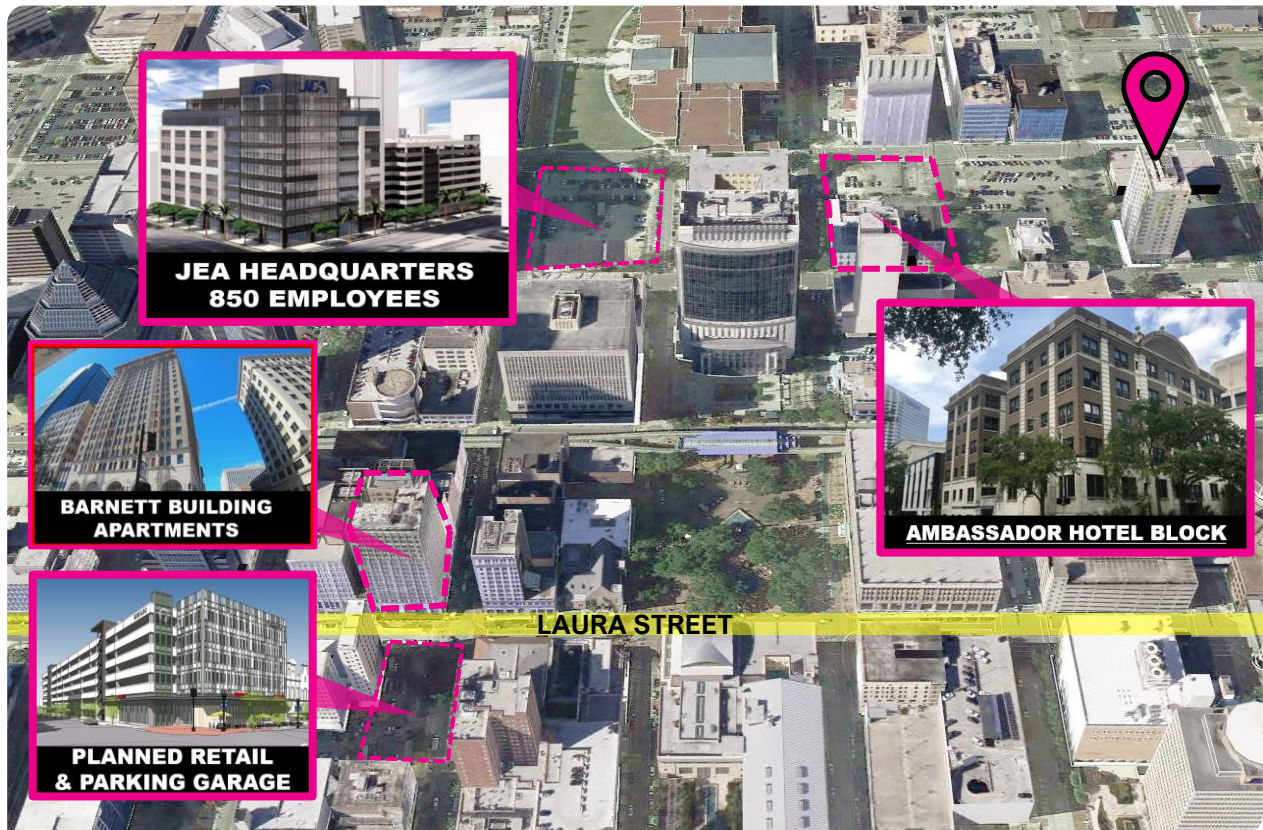
Downtown's Ambassador Hotel soon will become a 127-room La Quinta Inns & Suites hotel, pending approval of building-permit plans for a \$6 million renovation. The deal also involves demolishing a former bank building next door for construction of 220 apartments at 404 N. Julia St.

RENOVATION OF BARNETT BUILDING APARTMENTS

Construction was completed in 2019 to transform this 1926 bank into a mixed-use building, with 107 apartment units to occupy the eighth to 18th floors. The other floors will be mixed-use businesses with Chase Bank anchoring the bottom floor.

PLANNED RETAIL & PARKING GARAGE

A planned six-level parking garage with 685 parking spaces will provide parking for the Barnett building and the Laura Street Trio once the restoration of the buildings is complete. The project includes almost 7,900 square feet of retail that will front Laura Street. No retail partners have been named.



THE RESIDENTS AT CITY PLACE RETAIL | 311 W ASHLEY ST. JACKSONVILLE, FL. 32202

DOWNTOWN JACKSONVILLE

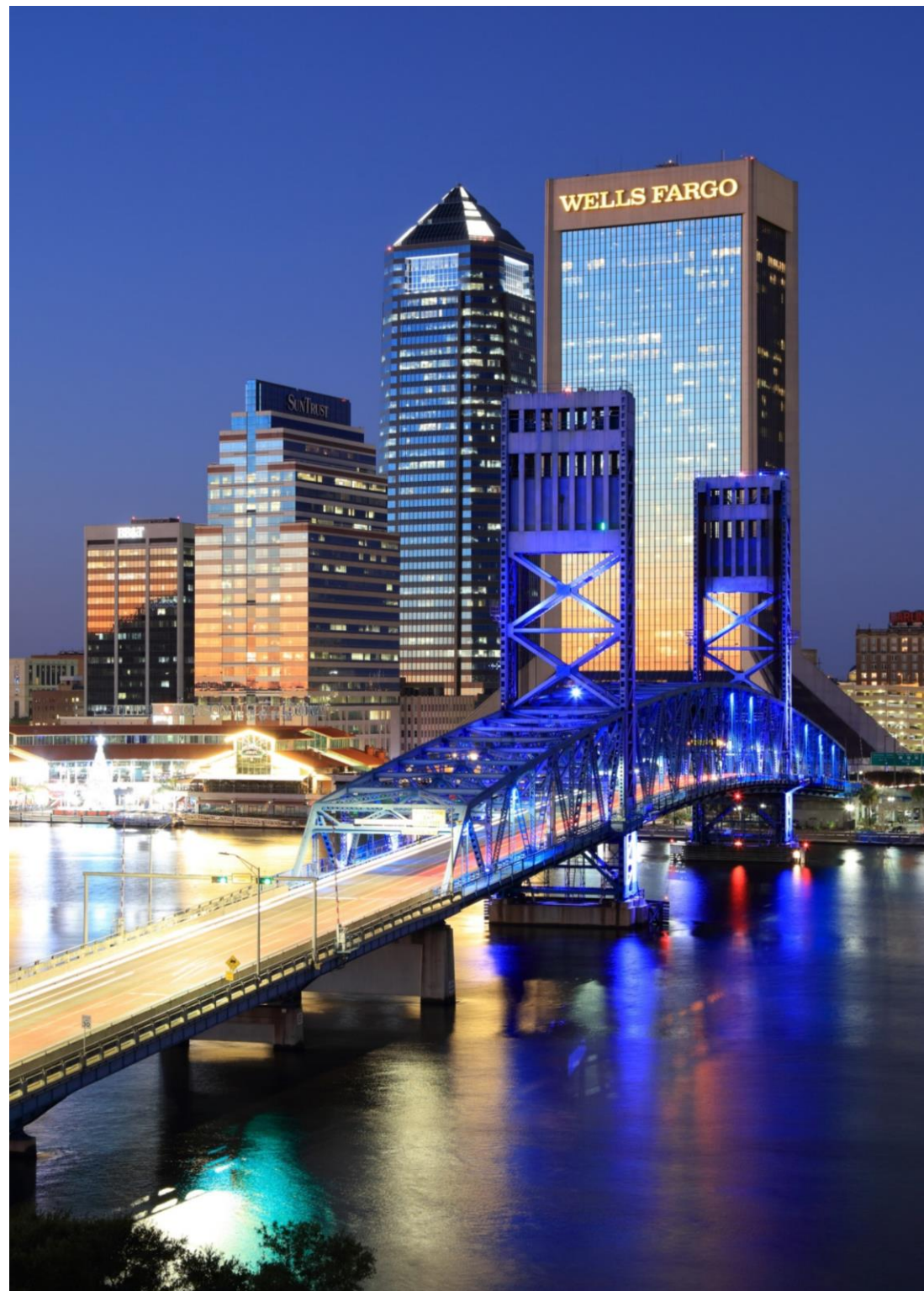
MAJOR EMPLOYERS

The destination and point for a dense workplace population.

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Major employers include:

Business	Employees
▪ Baptist Health	10,500
▪ Bank of America Merrill Lynch	8,000
▪ Florida Blue	7,000
▪ Mayo Clinic	6,000
▪ St. Vincent's Riverside	3,000
▪ Black Knight Financial	2,400
▪ TIAA Bank	2,000
▪ Wells Fargo	3,500
▪ CSX Corporation	1,500
▪ Fidelity National Financial	500
▪ FIS	1,200



THE BEST OF JACKSONVILLE ONLY MINUTES AWAY



DOWNTOWN
JACKSONVILLE



JAXPORT



BEACHES
TOWN CENTER



TIAA BANK
FIELD



FRIENDSHIP
FOUNTAIN



CUMMER
MUSEUM



SOUTHBANK
RIVERWALK



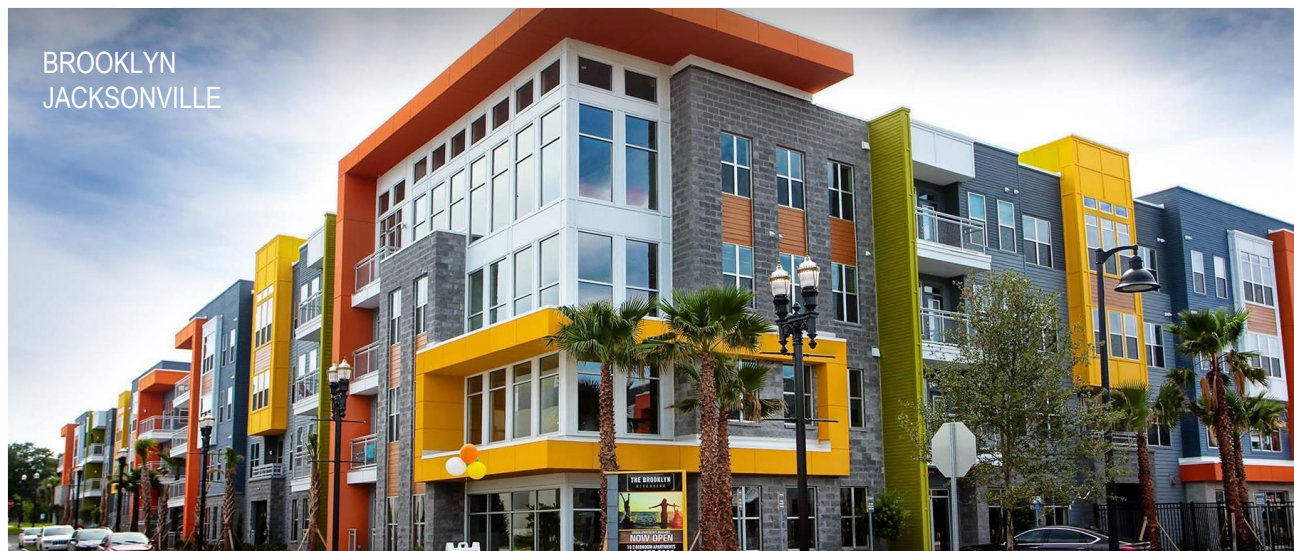
TOP GOLF



MOCA
JACKSONVILLE



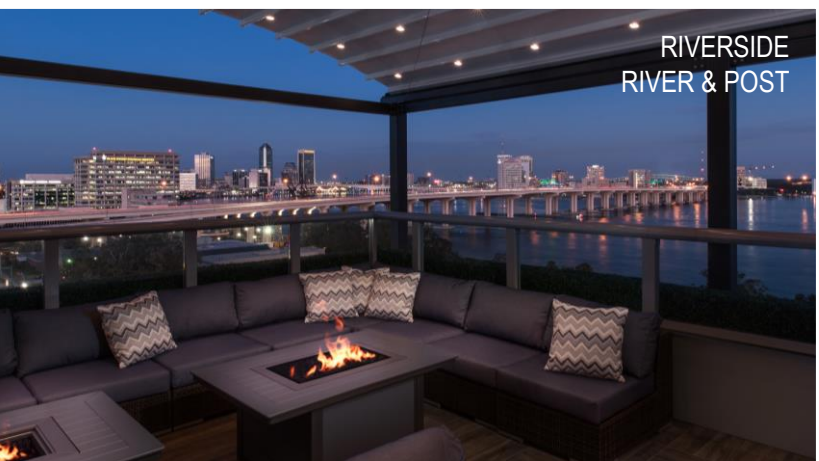
SAN MARCO



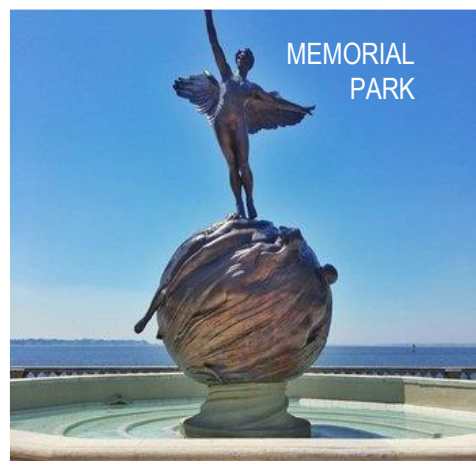
BROOKLYN
JACKSONVILLE



NOCATEE



RIVERSIDE
RIVER & POST



MEMORIAL
PARK

ABOUT PRIME REALTY

Prime Realty is the **premier** commercial real estate brokerage firm in Jacksonville, FL. We service our clients with office, industrial, multi-family and retail property needs.

Prime Realty is a **full-service** team servicing developers, owners, and investors throughout Florida and Georgia. We create value for our clients through our superior process for selecting, developing, managing and marketing commercial real estate.

Our goal is to achieve the **greatest** return on the real estate assets it services. What separates Prime Realty from the average real estate firm is our proven system for success and commitment to operational excellence.

At Prime Realty, our expertise is **unparalleled**. We're comprised of distinguished leaders and innovators from many sectors of the commercial real estate industry who continue to contribute to the Northeast Florida real estate landscape.



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