



San Marco Retail

1528 Hendricks Avenue. Jacksonville, FL. 32207

*CONCEPTUAL RENDERING



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San Marco Revamp

Sale Price: \$800,000

3,190 SF Retail Opportunity Zoned CCG-1

Adding to the selection of quality and value in San Marco's historic retail district.

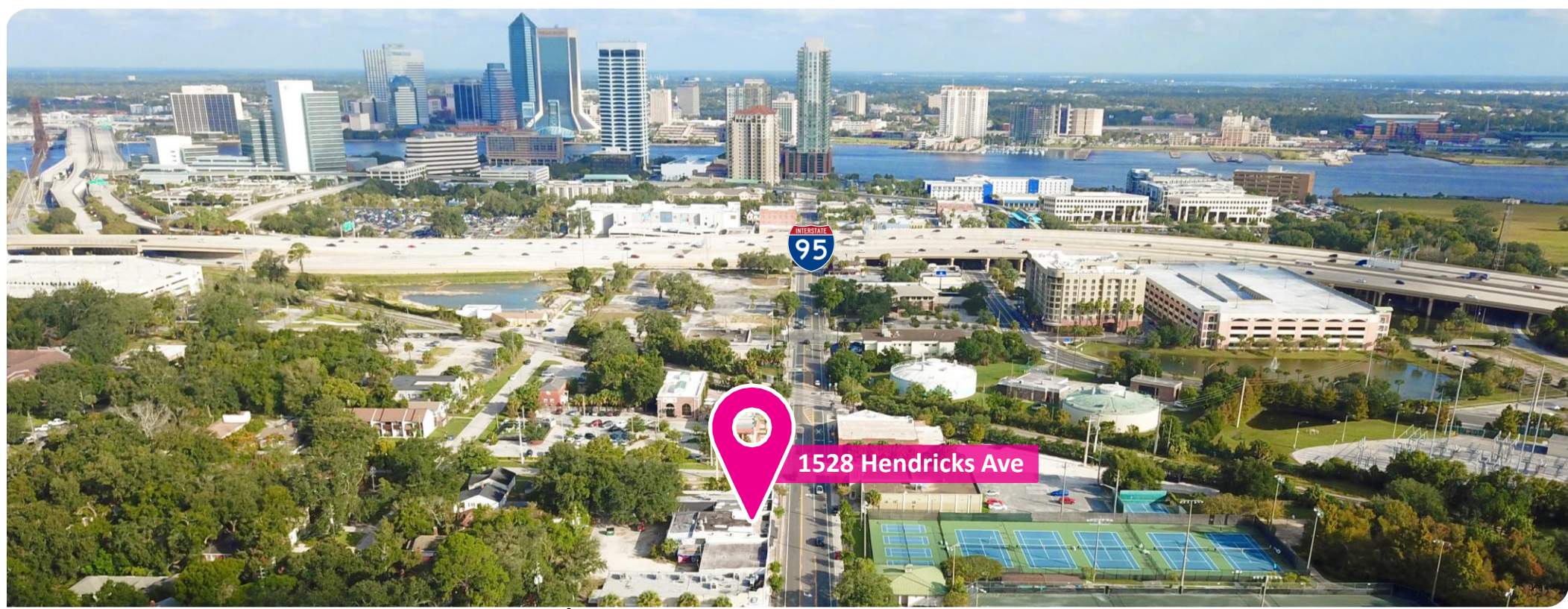
1528 Hendricks Ave looks to add another layer of experience to the already thriving San Marco retail market. This building is part of a desirable neighborhood which offers easy access to shopping, entertainment, activities and much more.

- San Marco Promenade and San Marco Crossing broke ground adding 770 units to San Marco.
- Located near San Marco employment and medical developments along the Southbank of the St. Johns River.
- Ample parking located in the rear of the property.
- Great visibility with 59' of frontage on Hendricks Avenue
- Steps away from the San Marco Library
- This retail building has potential to be home to a variety of concepts such as a bar, event space or retail shop.

San Marco has become one of Metropolitan Jacksonville's trendiest shopping and dining destinations.

Nearby retailers include Hightide Burrito, Panera Bread, Aardwolf Brewing Company, Mayday Ice-cream, V Pizza, Pure Barre, Hurricane Grill & Wings, and The Bearded Pig.





1528 Hendricks Ave

Developments



San Marco Promenade
(3) Four-Story Building, 284 Units Apartments



The District Community
Mixed Use Development



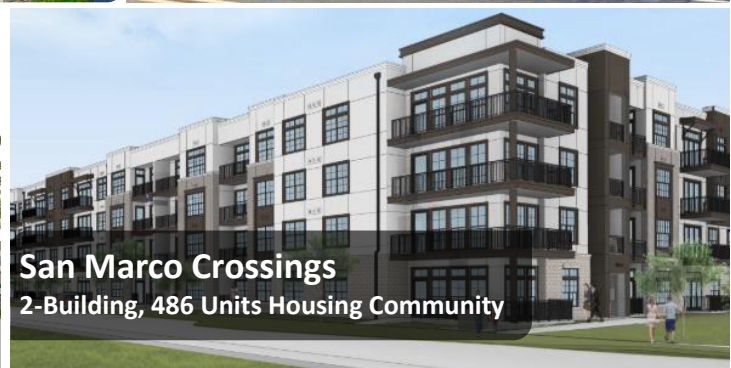
Park Place at San Marco
143 Units Apartments Development



Home Street Apartments
147 Units Apartments



Proposed Publix & Retail Site
20,000 SF of Retail & 30,000 SF Publix



San Marco Crossings
2-Building, 486 Units Housing Community





Site Location

San Marco Retail | 1528 Hendricks Avenue. Jacksonville, FL. 32207



Additional Photos



Interior Photos

San Marco Retail | 1528 Hendricks Avenue. Jacksonville, FL. 32207



San Marco

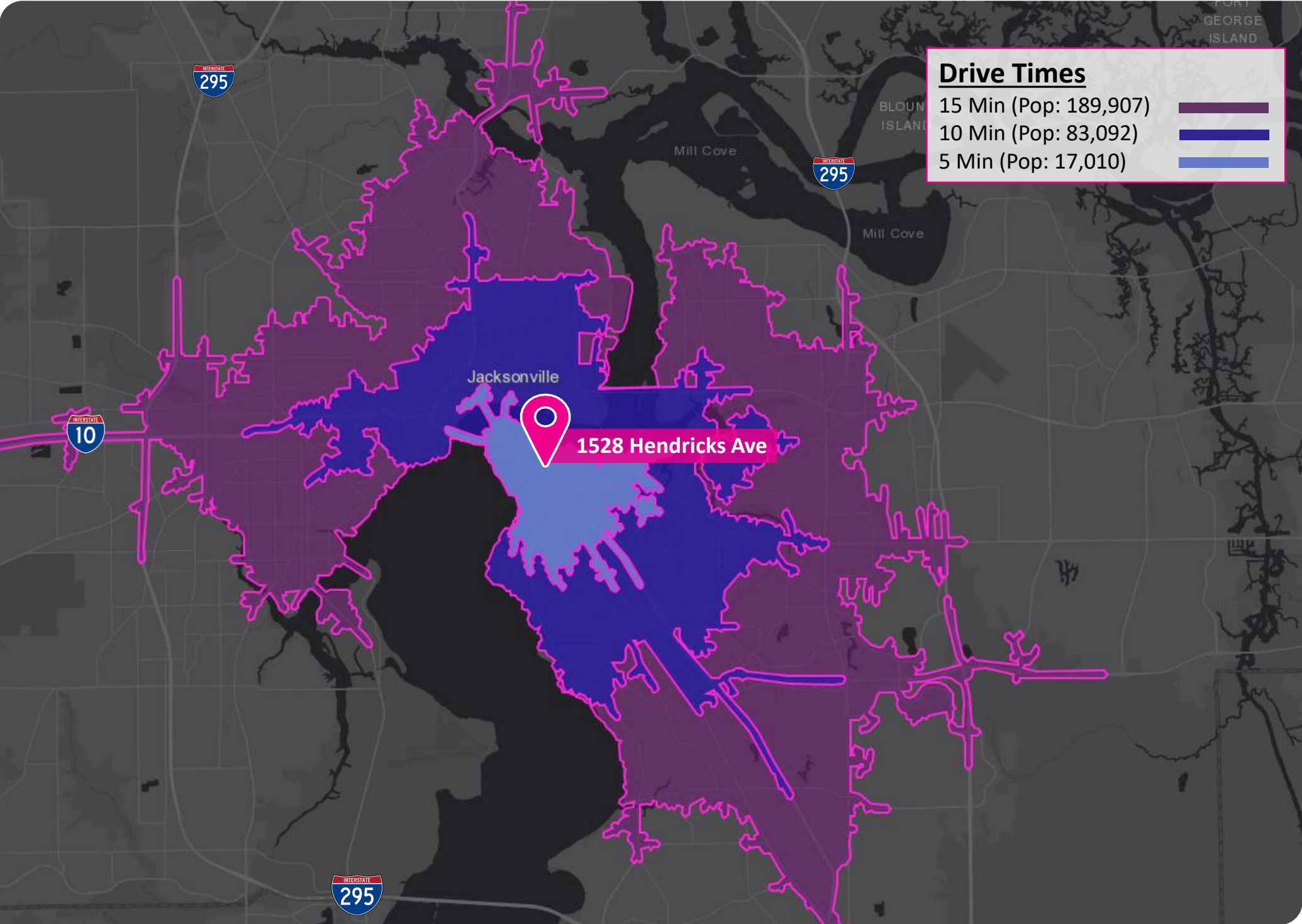
The destination and point for a dense workplace population.

The trade area draws a strong daytime population from those who commute to downtown and live in Jacksonville. 1528 Hendricks Avenue serves over 25,309 businesses within a 15-minute drive time, totaling 291,934 workplace employees.






Major employers include:

Business	Employees	Distance
▪ Baptist Health	10,500	6 mins
▪ St. Vincent's Riverside	3,000	10 mins
▪ Black Knight Financial	2,400	6 mins
▪ TIAA Bank	2,000	6 mins
▪ Florida Blue	1,008	6 mins
▪ CSX Corporation	1,500	7 mins
▪ Fidelity National Financial	500	5 mins
▪ FIS	1,200	5 mins







		5-Minute Drive	10-Minute Drive	15-Minute Drive
	Population	17,010	100,102	290,009
	Workplace employees	31,867	159,396	292,028
	Average Household Income	\$70,791	\$60,084	\$59,568
	2024 Projected Households	8,620	43,529	129,691
	Bachelors Degree	24.5%	17.4%	18.1%

LIFESTYLE SEGMENT

16.8%

Modest Income
Median Age: 37.0

LIFESTYLE SEGMENT

13.2%

Young Professionals
Median Age: 29.8



About Prime Realty

Prime Realty is the **premier** commercial real estate brokerage and property management 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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