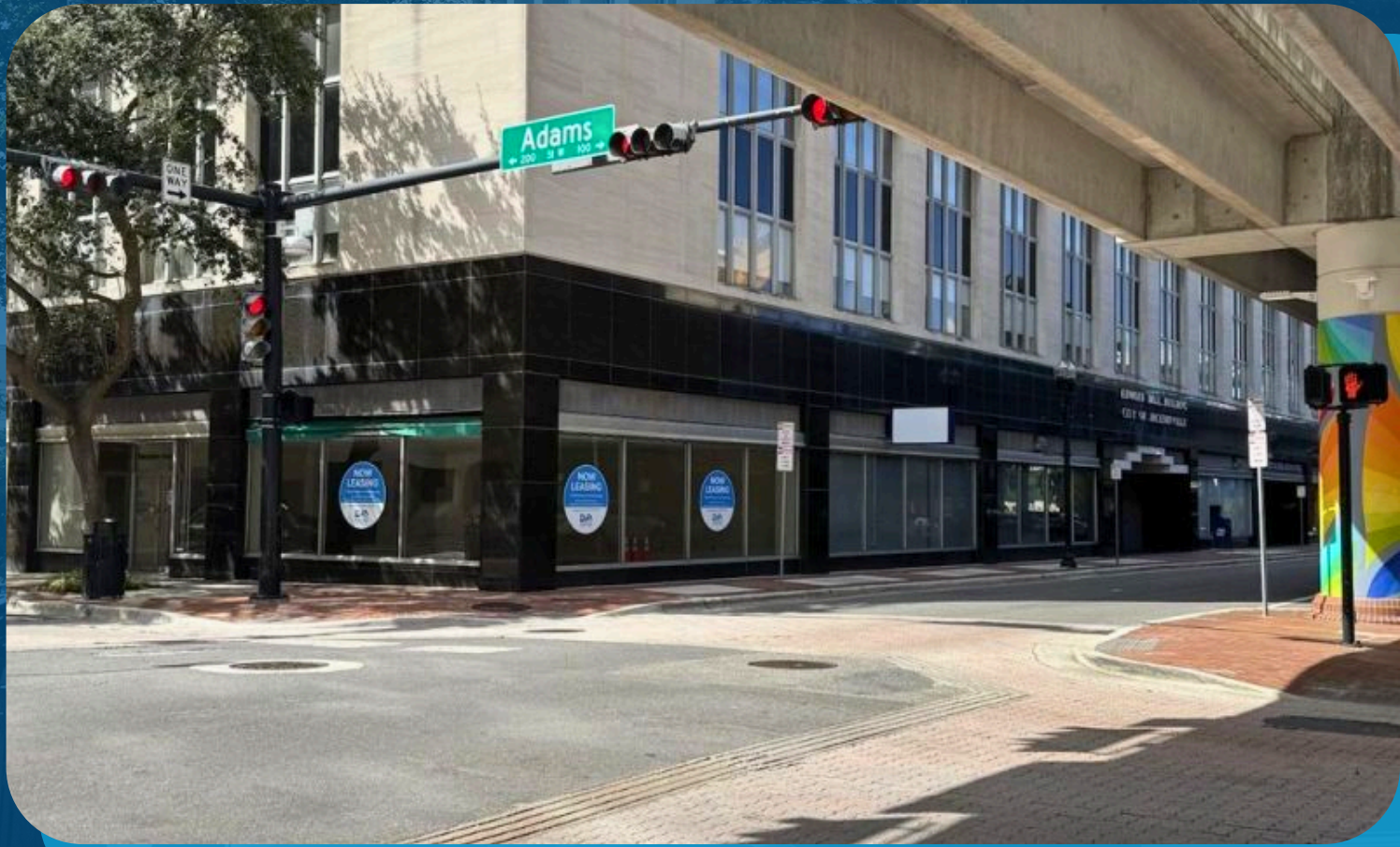


RESTAURANT & BAR OPPORTUNITY

DOWNTOWN JACKSONVILLE

ABOUT THE SPACE



- 1,580 SF ground-floor space ideal for a restaurant or bar concept
- Market Rate: \$20+ per SF (negotiable based on tenant improvements)
- Flexible build-out options available
- Tenant incentives available
- Ventless hood system recommended
- Adjacent 1,050 SF storefront available for expansion
- Available immediately

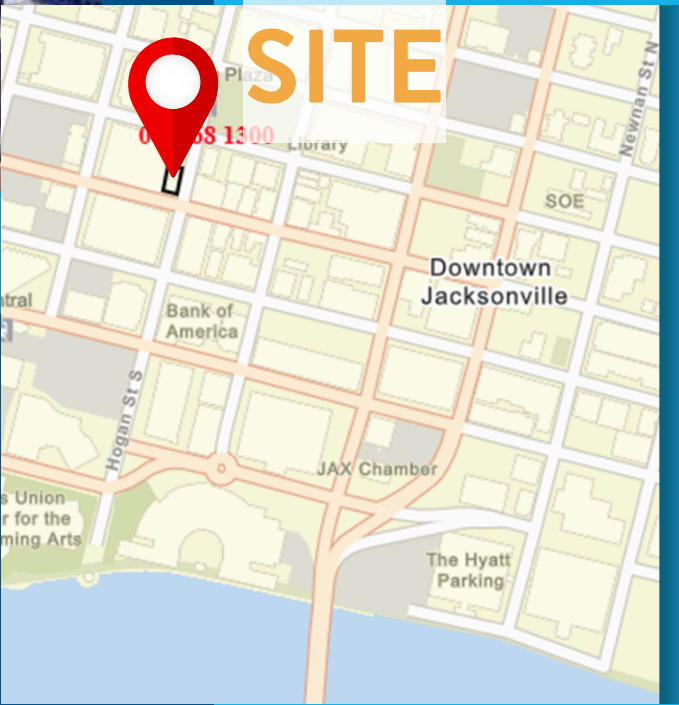
RESTAURANT & BAR OPPORTUNITY

DOWNTOWN JACKSONVILLE



WHY THIS LOCATION WORKS

- Prime corner visibility at Hogan & Adams Streets with strong pedestrian exposure
- Located in the City-owned Ed Ball Building, directly across from City Hall and surrounded by major employers
- Adjacent to the future Emerald Trail, and walking distance to Pearl Square and Skyway
- Join over 100 restaurants, bars and shops fueling Jacksonville's emerging dining scene and downtown vibrancy



47K
DAYTIME
WORKERS



8,500
DOWNTOWN
RESIDENTS



3.9 MILLION
ANNUAL VISITORS

INTERIOR FEATURES



- Large storefront windows
- Removable drop ceiling
- Direct sidewalk access

- Grease trap to be installed
- Adjacent expansion space up to 1,050 SF
- Existing plumbing, electrical and telecom



PARKING & ACCESS

- Multiple public parking garages within 1–2 blocks, with ample evening and weekend availability
- On-street parking directly adjacent, metered during business hours and free evenings/weekends
- Convenient access to I-95, I-10, and major commuter routes

ELIGIBLE INCENTIVES

Prospective tenants may qualify for incentives from the DIA Retail Enhancement Program (REP) with additional improvements for food and beverage uses.



- Build-Out Grant Support: Up to 50% of eligible costs, capped \$100K–\$400K depending on concept type
- Eligible Uses: Full-service restaurants, casual dining, bars/lounges, taprooms, coffee shops, bakeries, entertainment venues
- Structure: Zero-interest forgivable loan, forgiven over a 5-year compliance period
- Goal: Create a walkable, lively dining and nightlife destination in the heart of Downtown

SIGNAGE & BRANDING OPPORTUNITIES

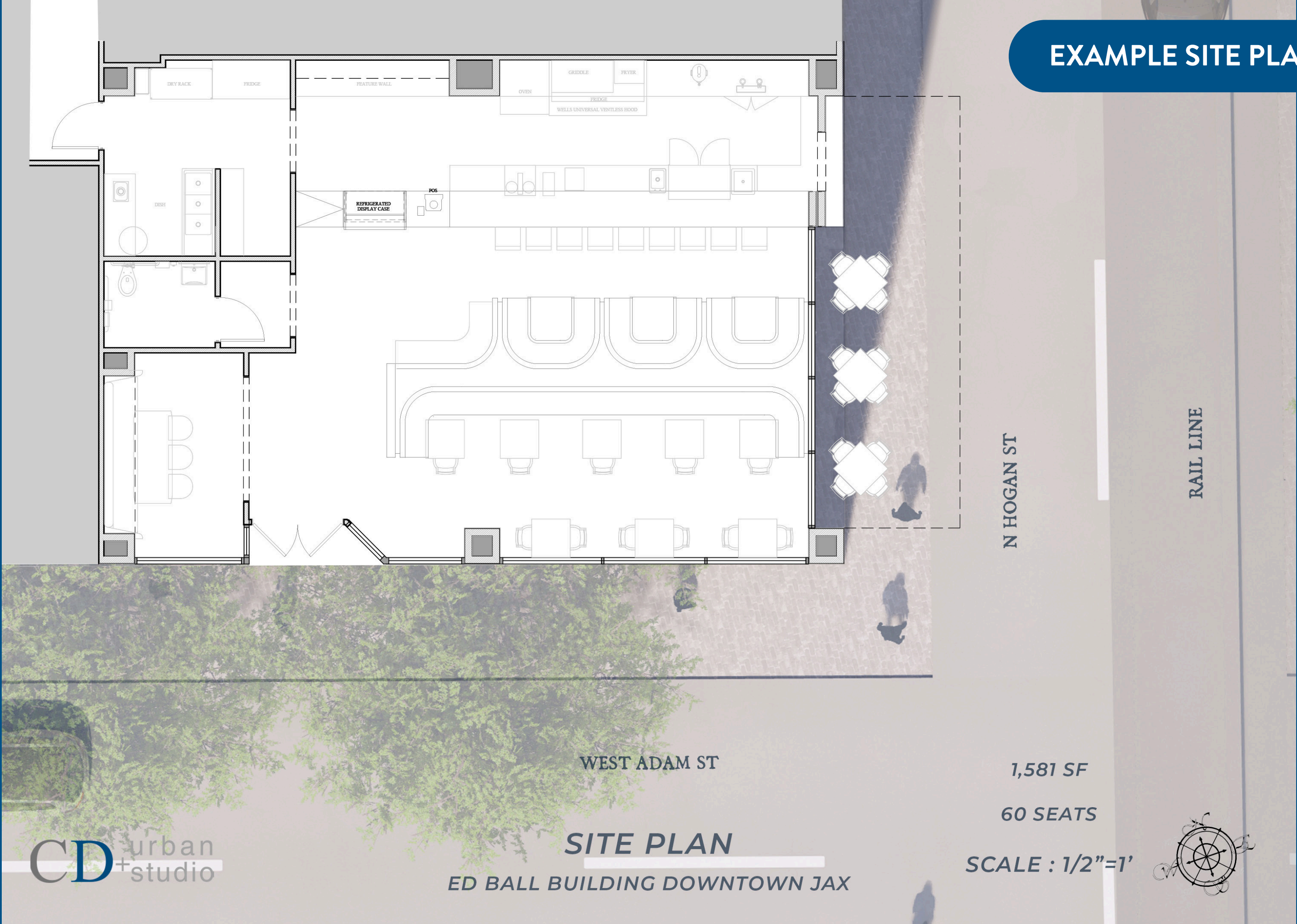
- Street-facing storefront signage permitted along Hogan and Adams Streets
- Potential for awning/canopy signage and sidewalk café seating (subject to City approvals)
- High pedestrian and vehicle visibility for maximum brand exposure

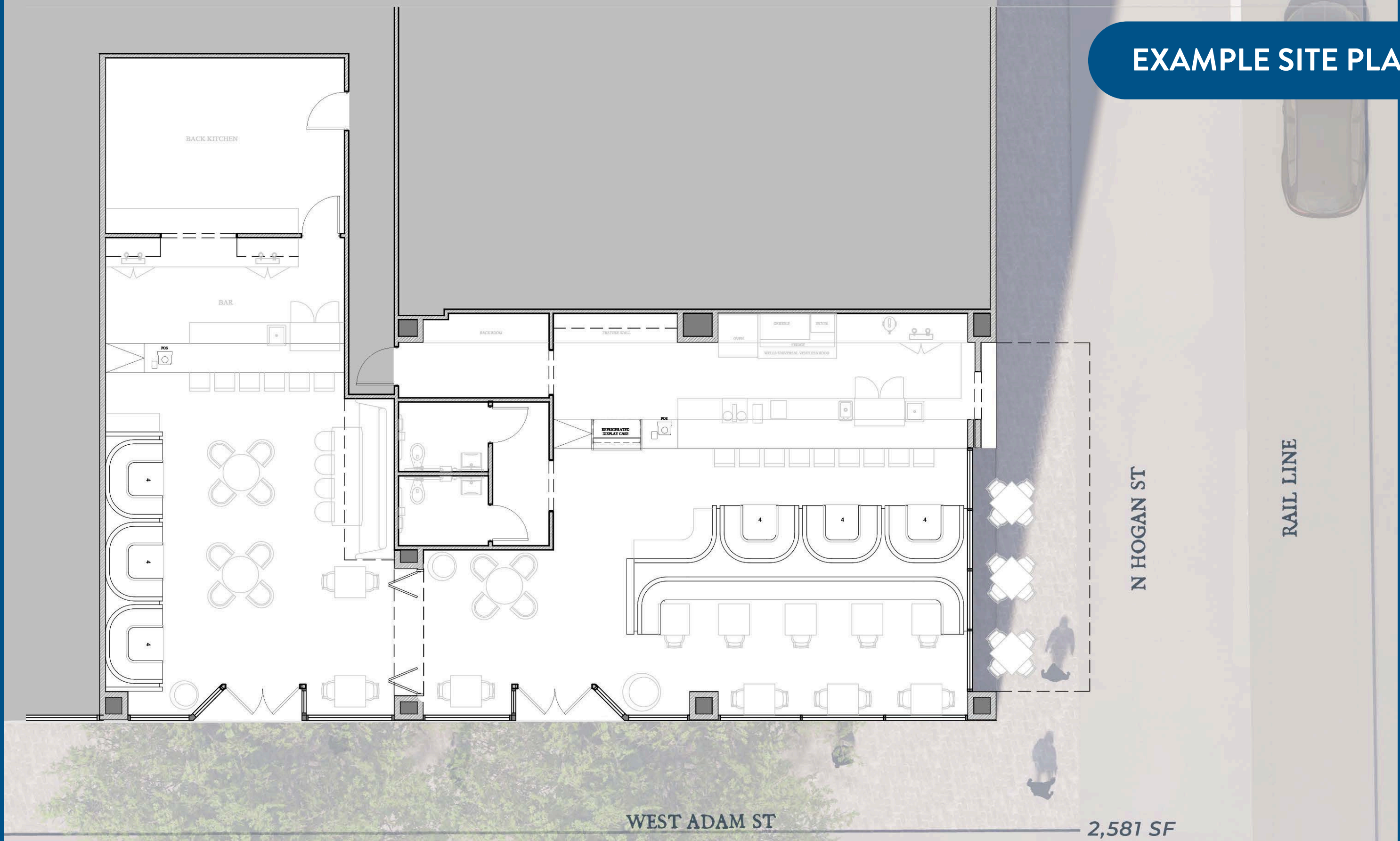
ABOUT THE BUILDING

The Ed Ball Building (214 North Hogan Street) is an 11-story Downtown landmark constructed in 1961 as the headquarters for Florida National Bank. Today, the City-owned building houses municipal offices and offers prime ground-floor retail opportunities that align with Jacksonville's Downtown revitalization.



EXAMPLE SITE PLAN





SITE PLAN
ED BALL BUILDING DOWNTOWN JAX

SCALE : 3/8"=1'



Florida

WHY DOWNTOWN JAX

- **Downtown Living** – Residential population has doubled in the past decade, with thousands more units underway.
- **Jobs Hub** – 47K people work downtown across 2,400+ businesses.
- **Entertainment & Culture** – Performing Arts Center, Florida Theatre, sports venues, and year-round festivals.
- **Riverfront Transformation** – Riverfront Plaza opens in 2026, alongside the Emerald Trail and new riverfront activations.
- **Growth City** – Jacksonville is one of the fastest-growing large cities in the U.S.



CONTACT

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ABOUT DIA

The Downtown Investment Authority (DIA) is Jacksonville's Community Redevelopment Agency. Leasing this space advances DIA's goal to increase and diversify the number and type of retail, food and beverage, and entertainment establishments within Downtown.



**BE PART OF JACKSONVILLE'S
GROWING DOWNTOWN DINING
SCENE — CONTACT DIA TODAY TO
EXPLORE THIS OPPORTUNITY!**