DOWNTOWN JACKSONVILLE REDEVELOPMENT OPPORTUNITY

441 Haines St, Jacksonville, FL 32202

XERA REALTY INC



FOR SALE

$7,995,000

MATT DEMIR

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DOWNTOWN REDEVELOPMENT OPPORTUNITY



PROPERTY DETAILS

Address	441 Haines St, Jacksonville, FL 32202
Parcel / APN	131347-0010
Building Size	8,308 SF
Lot Size	Approx. 63,134 SF (1.45 AC)
Stories	2
Year Built	1958
Zoning	CCBD
Property Type	Restaurant / Hospitality / Redevelopment Opportunity

- Rare Downtown Jacksonville Redevelopment Opportunity
- Directly Across from EverBank Stadium
- Established Restaurant & Adjacent Parking Lot

WHY INVEST?

- Prime location directly across from stadium redevelopment
- Positioned in Jacksonville's rapidly growing Sports & Entertainment District
- Significant public and private investment driving long-term appreciation
- Exceptional redevelopment opportunity for investors, developers, and owner-users

- Outside FEMA Special Flood Hazard Area
- Potential Stadium, Downtown & River Views
- Walking Distance to Sports & Entertainment District
- Immediate Access to US-1, I-95 & Regional Bridges

POPULATION (5 MILES) 246,875	HOUSEHOLDS (5 MILES) 102,299	AVG. HH INCOME (5 MILES) $72,104
MEDIAN HH INCOME (5 MILES) $50,626	MEDIAN AGE (5 MILES) 37.8	DAYTIME EMPLOYMENT (5 MILES) 161,406

TOTAL SPECIFIED CONSUMER SPENDING (5 MILES): $2.4B

DEMOGRAPHIC COMPARISON

	2 MILES	5 MILES	10 MILES
2025 Population	37,212	246,875	684,578
2025 Households	16,500	102,299	278,326
Avg Household Income	$75,207	$72,104	$82,620
Median Household Income	$50,471	$50,626	$62,078
2030 Population Projection	40,357	263,532	727,615
2030 Household Projection	18,014	109,618	296,780

NEARBY TRAFFIC COUNTS

LOCATION	TRAFFIC VOLUME (COUNT YEAR)	DISTANCE FROM PROPERTY
Haines St @ E Duval St E	5,233 (2026)	0.06 mi
US 1 Alternate	18,725 (2026)	0.11 mi
Swift St N	11,123 (2026)	0.13 mi
Kentucky St NW	9,703 (2026)	0.14 mi
Hill St N	27,323 (2026)	0.17 mi

MAJOR EMPLOYERS IN AREA

UF Health	CSX	JEA
Amazon	FIS	Baptist Health

MAJOR NATIONAL TENANTS NEARBY

Walmart	Publix	Lowe's
The Home Depot	Walgreens	Starbucks

PRIME JACKSONVILLE SPORTS & ENTERTAINMENT DISTRICT LOCATION

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8,308 SF **$ 7,995,000**



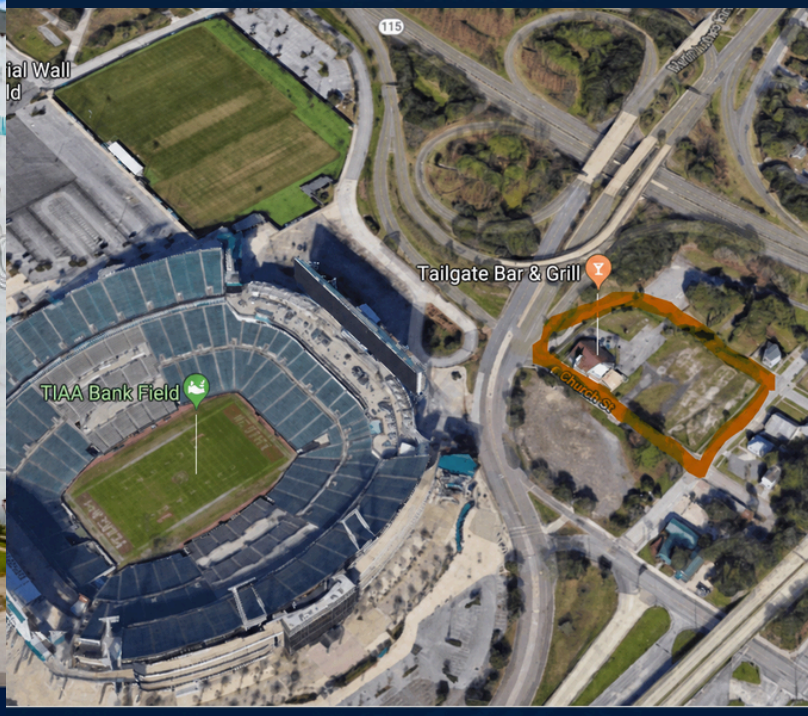
AERIAL PROPERTY VIEW



BIRD'S-EYE LOCATION VIEW



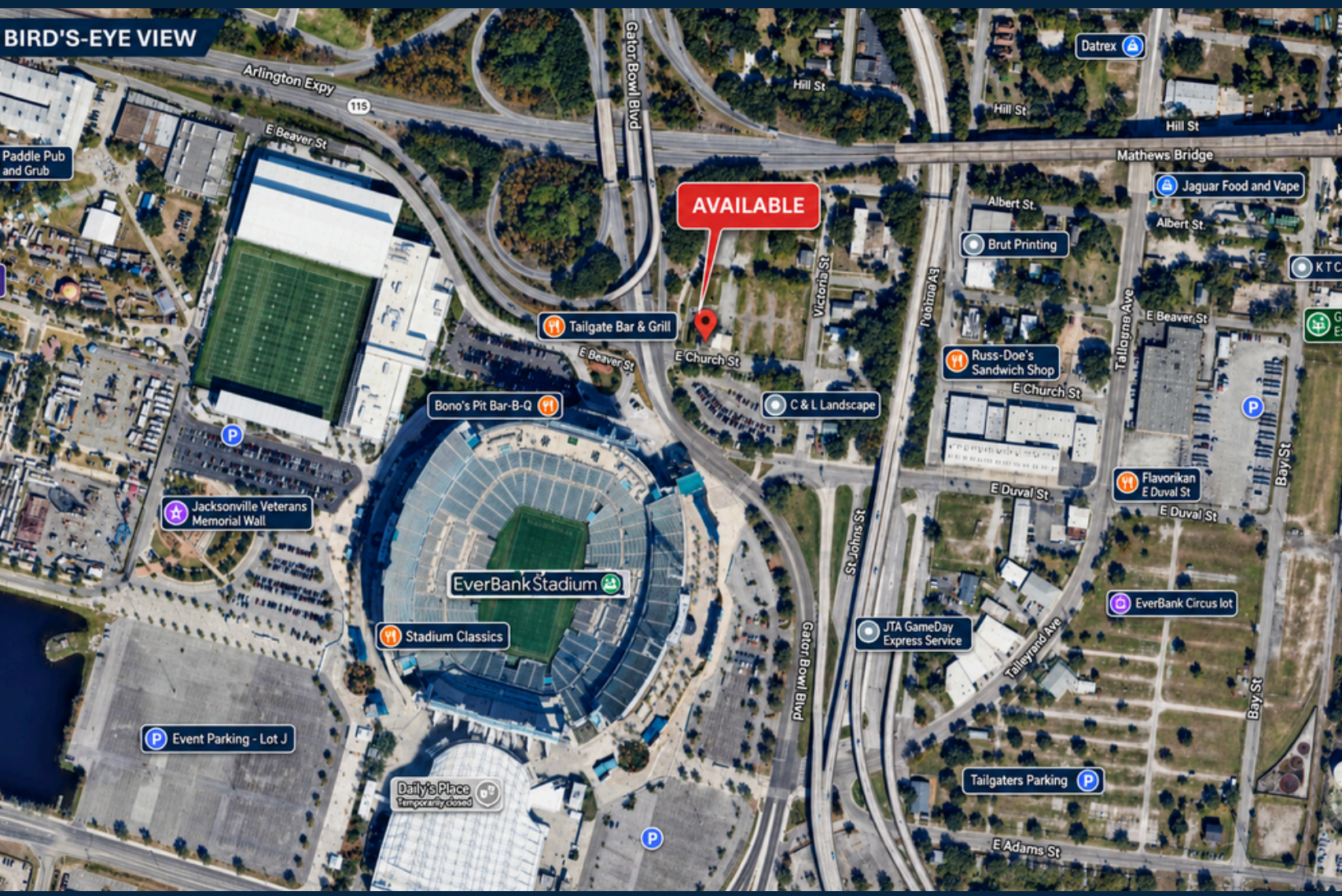
CORNER EXTERIOR VIEW



AERIAL SITE OVERVIEW

Positioned directly across from EverBank Stadium in Jacksonville's Northbank CBD, this site is steps from the Miller Electric Center, Daily's Place, and the future Metropolitan Park. Immediate access to US-1, I-95, the Mathews Bridge, and the Hart Bridge provides unmatched regional connectivity. Located within a major downtown redevelopment corridor, the property is surrounded by strong public and private investment driving long-term growth.

- Across from EverBank Stadium
- Walking distance to Miller Electric Center
- Minutes from Daily's Place
- Near Metropolitan Park
- Convenient access to US-1
- Immediate connectivity to I-95
- Easy access to Mathews and Hart Bridge
- Located within Jacksonville's Northbank CBD



The site benefits from excellent connectivity with immediate access to US-1, I-95, the Mathews Bridge, and the Hart Bridge. It is also within walking distance of EverBank Stadium, Miller Electric Center, Daily's Place, Metropolitan Park, and other major downtown attractions. With the Jaguars' $1.4 billion EverBank Stadium renovation underway, this property presents a rare long-term opportunity for investors, developers, and owner-users.

KEY ACCESS & LOCATION ADVANTAGES

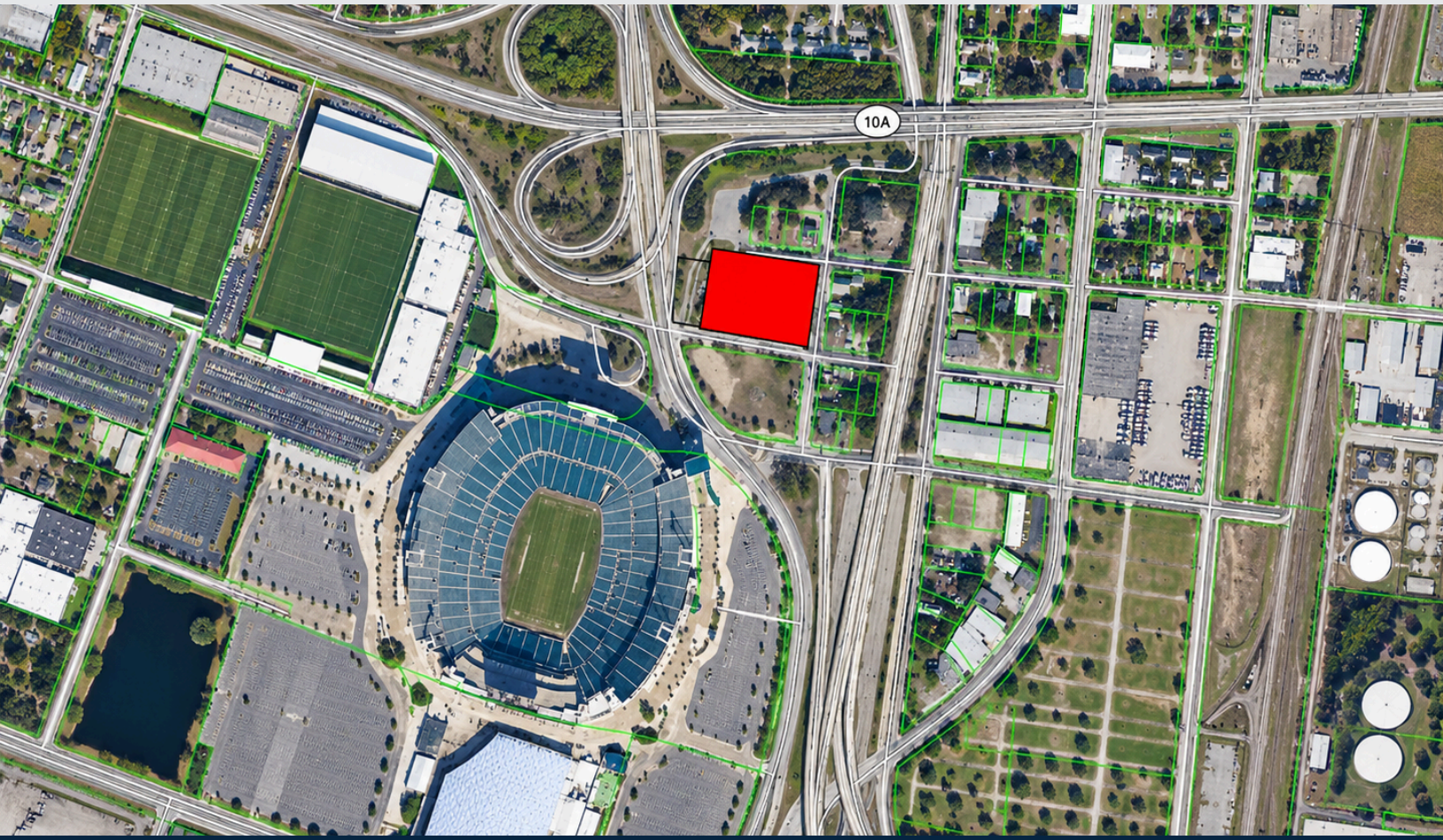
- Direct access to US-1 / Alt US-1 corridor
- Quick connection to I-95 and regional bridges
- Walkable to EverBank Stadium & Downtown venues
- Strong redevelopment momentum in surrounding district
- Surrounded by public and private investment activity



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RARE DOWNTOWN JACKSONVILLE REDEVELOPMENT OPPORTUNITY FOR SALE

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