

2020 N Main House

2020 N Main St, Jacksonville, FL 32206



Jacksonville, Florida
North Main & West 10

EXCHANGE PLACE
REAL ESTATE & DEVELOPMENT

EXCLUSIVELY MARKETED BY

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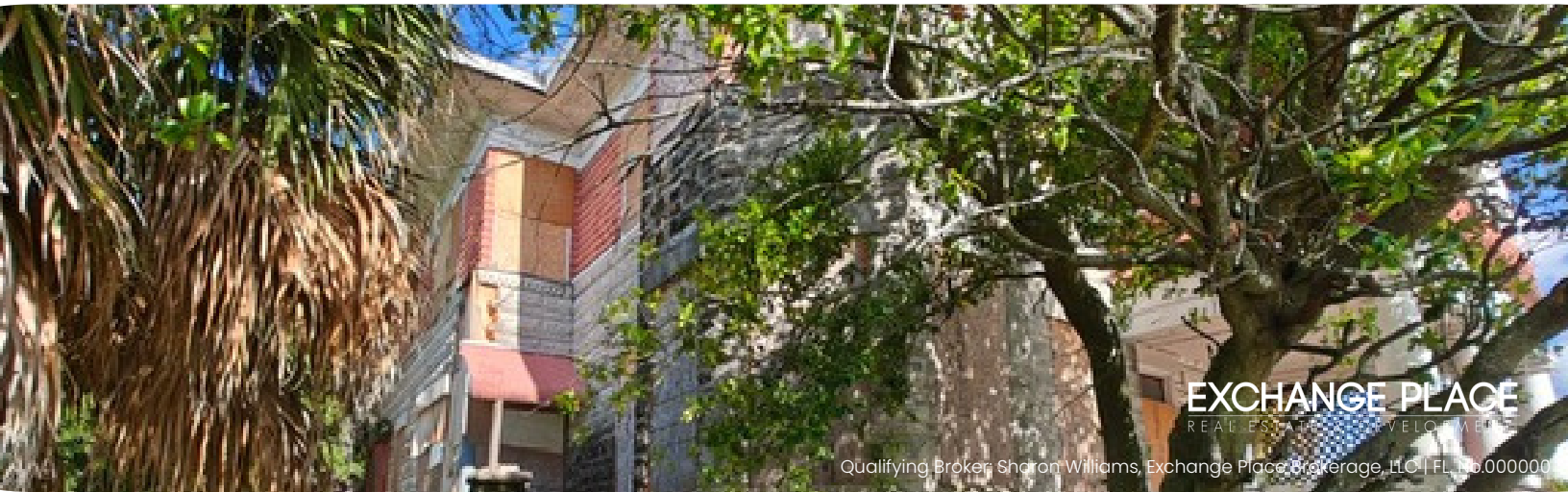
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EXCHANGE PLACE
REAL ESTATE DEVELOPMENT

Qualifying Broker: Sharon Williams, Exchange Place Brokerage, LLC | FL Lic. 0000000

PROPERTY PHOTOS



INVESTMENT SUMMARY

Historic 1917 three-story property in the heart of Jacksonville's Springfield Historic District, offering approximately 4,698 SF of flexible space on a 5,655 SF lot. The property's commercial CCG-S zoning and multi-room layout create an opportunity for a variety of potential uses, including office, creative space, mixed-use concepts, or an owner-user seeking a distinctive property in Jacksonville's urban core.

The building offers a unique adaptive-reuse opportunity with historic character, multiple rooms, and a prominent position along North Main Street. Its location provides excellent visibility and convenient access to Downtown Jacksonville, I-95, I-10, the riverfront, hospitals, campuses, and the surrounding arts and entertainment districts.



OFFERING SUMMARY



OFFERING

Pricing	\$268,000.00
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PROPERTY SPECIFICATIONS

Address	2020 N Main St, Jacksonville
Building Square Feet	4,698
Year Built	1917
Parcel Number	055148-0000
Land Size	0.1298 AC
Traffic Count	~11,700 VPD on N Main
Ownership	Fee Simple (Land and Building Ownership)

INVESTMENT HIGHLIGHTS

Historic Springfield District | Urban Core Location | Adaptive Reuse Opportunity | Flexible Commercial Zoning

- Opportunity to purchase a historic 1917 three-story property with approximately 4,698 SF of flexible building space.
- Multi-room layout offers potential for office, creative studio, mixed-use, rental, or owner-user concepts.
- Historic character and North Main Street frontage provide an opportunity to renovate, reposition, and create a distinctive commercial property.
- Optional adjacent property at 2014 N Main Street available for \$75,000, creating additional potential for expansion or an assemblage opportunity.

Centrally Located

- Located in the heart of Springfield with convenient access to Downtown Jacksonville, I-95, I-10, the St. Johns River, and the Phoenix Arts District.

Demographics In 5-Mile Trade Area

- Established urban trade area with ongoing revitalization and investment activity, supporting the property's potential for adaptive reuse, value-add investment, and a variety of future commercial or owner-user concepts.



DEMOGRAPHICS

2020 N Main St, Jacksonville, Florida, 32206

Ring: 5 mile radius

KEY FACTS

203,580

Population



85,283

Households

38.5

Median Age

\$42,460

Median Disposable Income

EDUCATION

13.0%

No High School Diploma



31.9%

High School Graduate



29.0%

Some College/
Associate's Degree



26.1%

Bachelor's/Grad/
Prof Degree

INCOME



\$50,349

Median Household Income



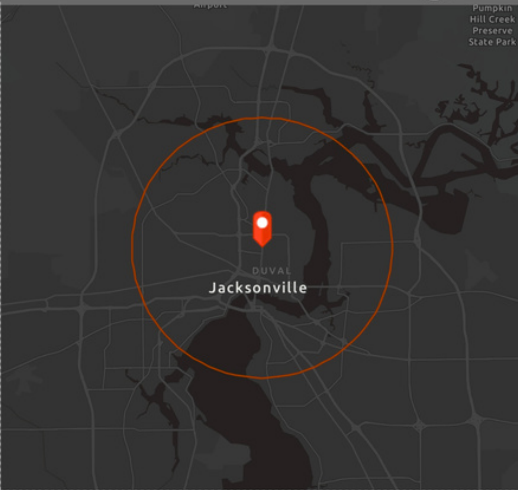
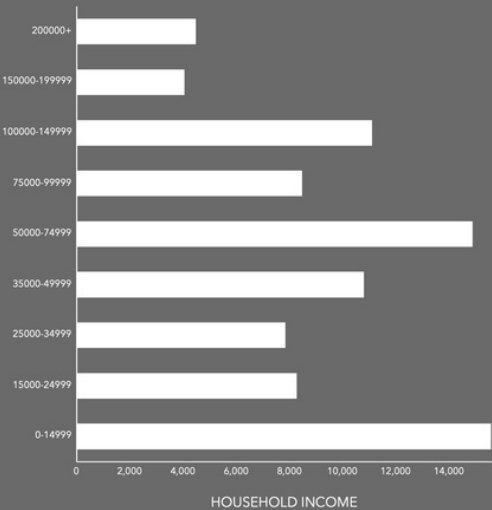
\$30,935

Per Capita Income



\$43,463

Median Net Worth



EMPLOYMENT



White Collar

59.8%



Blue Collar

23.3%



Services

21.0%

6.0%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

LOCATION:

- 1 MILE TO DOWNTOWN JACKSONVILLE
- 3 MILES MAJOR MEDICAL CENTERS
- 5 MILES JACKSONVILLE INT AIRPORT

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- 5 MILES JACKSONVILLE INT AIRPORT

Offer subject to withdrawal from the market, due to prior sale of cancellation without notice. All information contained here in is believed to be accurate but is not warranted.

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