Bowden Pointe

5730 Bowden Road, Jacksonville, FL

OFFERING MEMORANDUM

Marcus & Millichap

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Activity ID #

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Bowden Pointe

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Marcus & Millichap is proud to present Bowden Pointe, a fully leased multi-tenant flex/industrial asset located at 5730 Bowden Road in Jacksonville, Florida. The property comprises approximately 50,668 square feet across 17 suites on 3.86 acres and is currently 100% occupied, offering immediate and stable cash flow. Offered at $8,750,000, the investment represents an attractive basis of $172.69 per square foot and a going-in cap rate of 7.00%.

The property generates $856,686 in effective gross income and $612,437 in net operating income, supported by a strong reimbursement structure in which tenants contribute approximately 28.5% of total income, helping to offset operating expenses and enhance cash flow durability. Built in 1988, Bowden Pointe features a flexible configuration designed to accommodate a diverse mix of office, showroom, and warehouse users.

Strategically positioned in Jacksonville's infill Southpoint submarket with immediate access to Interstate 95, the property benefits from strong connectivity to major employment centers and a growing regional economy. Bowden Pointe offers investors a compelling opportunity to acquire a stabilized, income-producing asset with diversified tenancy, operational efficiency, and long-term upside in one of Florida's most dynamic industrial markets.

$8,750,000
Offering Price

7.00%
Current Cap Rate

100%
Occupancy

50,668 SF
Rentable Built Area

PROPERTY OVERVIEW

Marcus & Millichap is proud to present Bowden Pointe, a multi-tenant flex/industrial asset strategically located at 5730 Bowden Road in Jacksonville, Florida. This institutional-quality property totals approximately 50,668 square feet across 17 suites and is situated on 3.86 acres within one of Jacksonville's most established infill commercial corridors. Built in 1988 and currently 100% occupied, the asset offers a highly functional layout that accommodates a diverse mix of office, showroom, and warehouse users.

The property features a versatile multi-building configuration that accommodates a wide range of tenant uses, making it well-suited for service-oriented businesses, light-industrial users, and regional operators. Its small-bay suite layout enhances leasing flexibility and tenant retention, while a strong reimbursement structure—where tenants contribute approximately 28.5% of total income—helps offset operating expenses and improve overall cash flow efficiency. This combination of diversified tenancy and operational design positions the asset to deliver stable in-place income with long-term durability.

Jacksonville continues to emerge as one of Florida's most dynamic growth markets, supported by a rapidly expanding population, pro-business environment, and diversified economic base. The Southpoint submarket, in particular, benefits from its central location and accessibility to major employment hubs, transportation corridors, and a deep labor pool. As demand for infill flex and small-bay industrial space remains strong among local and regional users, Bowden Pointe is well-positioned to capitalize on sustained occupancy and rental growth trends.

Strategically located with immediate access to Interstate 95, the property provides seamless connectivity to Downtown Jacksonville, surrounding suburban markets, and key distribution routes throughout Northeast Florida. This accessibility enhances tenant demand and supports long-term leasing fundamentals, particularly for users who prioritize proximity to customers and the workforce over large-scale distribution facilities.

For investors, Bowden Pointe represents a rare opportunity to acquire a stabilized, income-producing asset with a diversified rent roll, efficient operating profile, and embedded upside potential. With its infill location, flexible design, and strong market fundamentals, the property offers both durable cash flow and the ability to benefit from continued growth in Jacksonville's industrial sector.

PROPERTY OVERVIEW

Price	$8,750,000
Priced or Unpriced Listing	Priced
Lot Size (Acres)	3.86 Acres
Year Built/Renovated	1988
Parking Ratio	2:1
Type of Ownership	Fee Simple

INVESTMENT HIGHLIGHTS

- 5730 Bowden Road is a 100% occupied multi-tenant industrial asset, providing immediate cash flow and long-term stability for investors.
- The property is strategically located in the premier Southside submarket, an area consistently outperforming the broader Jacksonville metropolitan region.
- Offered at a 7.00% cap rate, the property generates $612,437 in NOI and $856,686 in effective gross income, delivering stable day-one returns.
- The submarket boasts strong market fundamentals and constrained new supply, commanding premium rental rates of $12.92 per square foot.
- Spanning 50,668 square feet on a 3.86-acre lot, the facility features a diverse 17-suite tenant mix that strongly caters to local service providers.
- With its excellent access to I-95 and US-1, the asset offers unparalleled connectivity, making it a highly desirable location for industrial tenants.

$8,750,000

LIST PRICE

50,668 SF

RENTABLE SF

7.00%

CAPITALIZATION RATE

17

NUMBER OF SUITES

Bowden Pointe

Jacksonville | FL

PROPERTY DESCRIPTION

BUILDING DESCRIPTION

$8,750,000
SALE PRICE

$172.69
PRICE PER SQFT

100%
DOWN PAYMENT %

1988
BUILT

3.86 Acres
LOT SIZE

50,668 SF
RENTABLE BUILT AREA (RBA)


BOWDEN POINTE
5730 BOWDEN ROAD
JACKSONVILLE, FL
SPRING PARK RD
I-95 (158,000 VPD)
BOWDEN RD (23,520 VPD)
95
BUILDING 300
PEPSI PL
BUILDING 100
BUILDING 200
I-95 (162,500 – 174,000 VPD)

EXTERIOR PHOTOS

LOCATION OVERVIEW

The Jacksonville real estate market, particularly the Southpoint neighborhood, is an attractive and growing hub for commercial, medical, and industrial real estate. The property at 5730 Bowden Road benefits from its prime location in Duval County, offering highly convenient access to major transportation routes like Interstate 95 and US Highway 1 (Philips Highway), which seamlessly connect the property to key areas across Northeast Florida. The asset is strategically positioned just minutes from Downtown Jacksonville and the thriving coastal communities of the Jacksonville Beaches, providing excellent connectivity for both distribution and professional services. The immediately surrounding area is recognized as a premier business district and a major employment center, making it an ideal location for a diverse mix of tenants. With a robust local economy and expanding infrastructure in the region, the property is exceptionally well-positioned to capitalize on the area's strong commercial and industrial demand in the highly competitive Jacksonville market.

DEMOGRAPHICS WITHIN A THREE-MILE RADIUS

3-Mile Population
86,000+

Median Household Income
$84,152

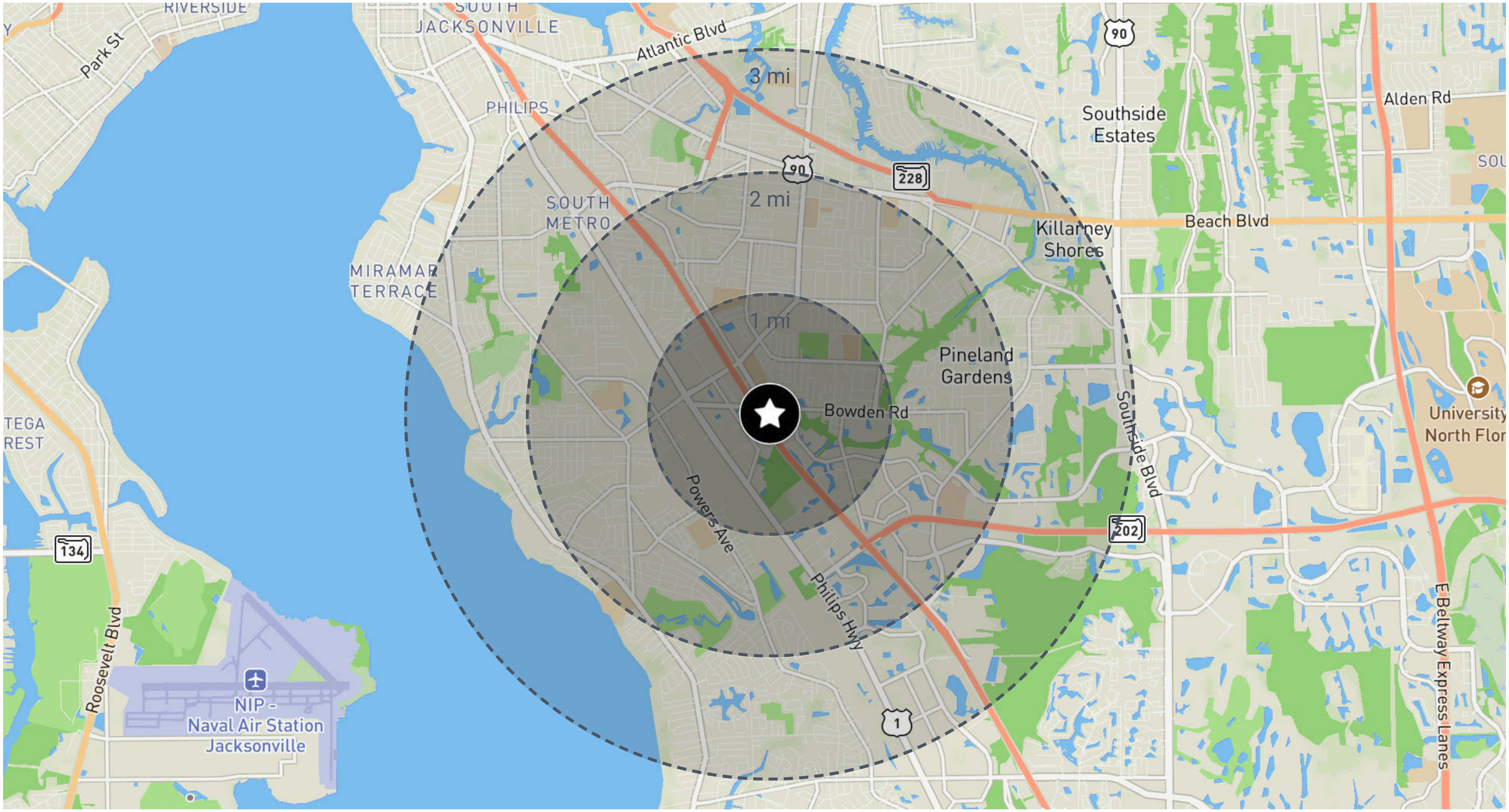
Projected Pop. Growth
1.3% Annually

Distance to Downtown
< 7 Miles

Distance to I-95
< 0.5 Miles

Local Unemployment
3.8%

LOCATION OVERVIEW



Collection Street	Cross Street	Traffic Vol	Distance
Bowden Road	Southpoint Pkwy	18,000+	0.0 mi (on site)
Interstate 95 (I-95)	Bowden Rd Interchange	150,000+	0.2 mi
Southpoint Parkway	Philips Hwy (US-1)	35,000+	0.3 mi
Philips Highway (US-1)	Bowden Rd	45,000+	0.5 mi
J. Turner Butler Blvd (SR 202)	I-95 Interchange	110,000+	1.5 mi

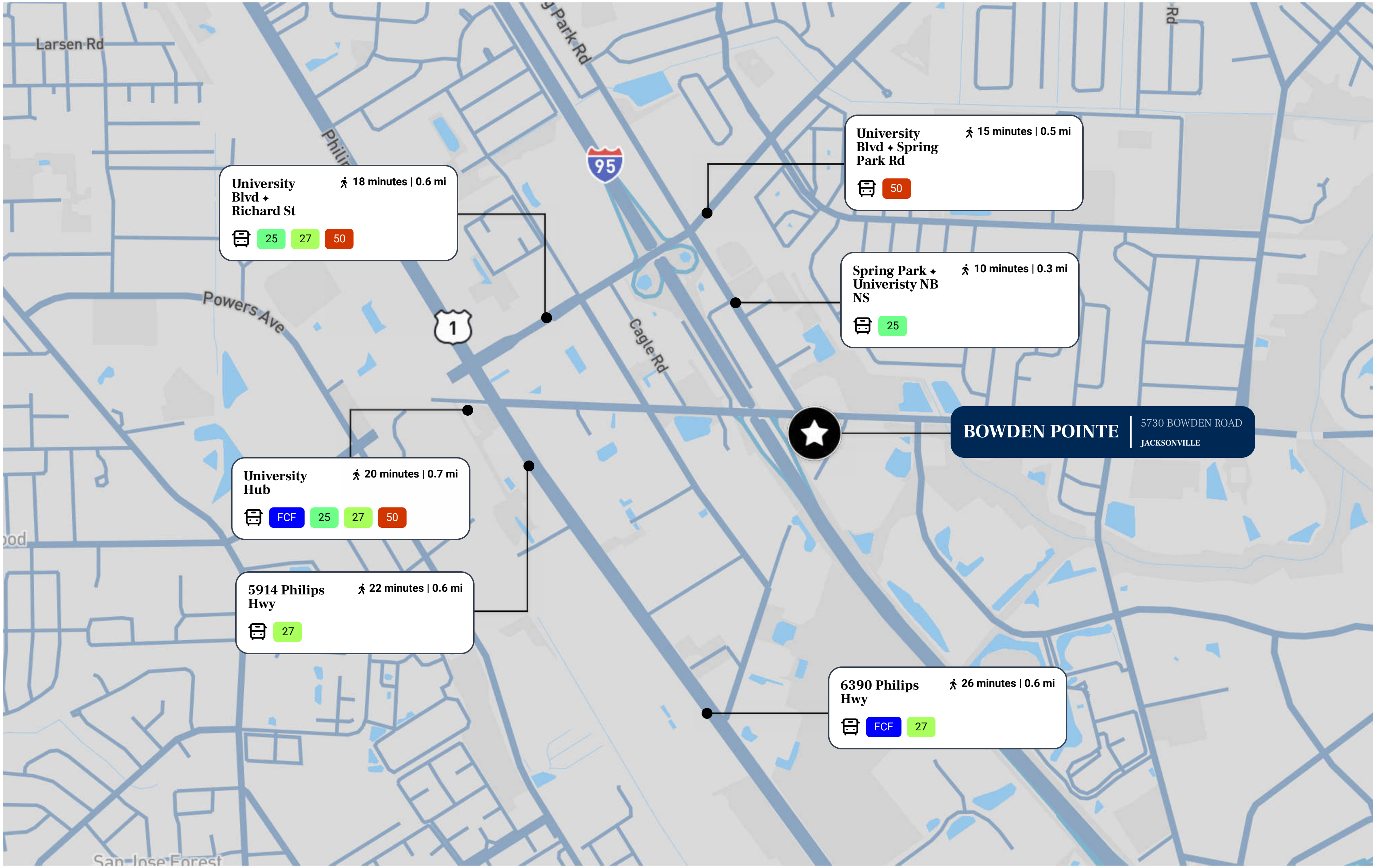
AREA MAP


ExtraSpace Storage
SHOOTERS Firearms & Accessories
NEW CHAPTERS MOVING CO.
GW TRUCKS
Freshfields Farm
CAPTAIN D's SEAFOOD KITCHEN
ACE Hardware
Public Storage
CVS
Big Chief Tire
La Popular
NAPA
Atlantic eye Institute
CIRCLE K
DISCOUNT Computer Depot
BOWDEN POINTE
5730 BOWDEN ROAD
JACKSONVILLE
VIP TIRES & SERVICE
The World Famous CRAZY DAVE'S MUSIC
DTFJAX.COM DIRECT TO FILM TRANSFERS

AREA MAP


Larsen
Larsen Rd
Paul Ave
Philips Hwy
Spring Park Rd
Barnes
Terry Rd
Randy Rd
Barnes Rd S
Powers A
Specialty Hospital Jacksonville
Restaurant Depot
Econo Lodge
Inn
Richard St
Greenfield Manor
Bowden Rd
Lakewood
Publix
Wekiva Springs Center
BOWDEN POINTE
5730 BOWDEN ROAD JACKSONVILLE
PAM Health
GW Trucks
ACE Hardware
CVS
ABC Supply Co. inc.
Freshfields Farm
Bank of America
goodwill
PNC
Pickle Factory
Walgreens
AutoZone
Taco Bell
3 Chicas Mexican Kitchen
Chick-fil-A
NSU Nova Southeastern University
Keiser University
Publix Supermarket
CVS
Dollar Tree
TJ Maxx
Pepe's Hacienda and Restaurant

TRANSPORTATION MAP



Bowden Pointe

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FINANCIAL SUMMARY

FINANCIAL OVERVIEW

PROPERTY DETAILS

Price	$8,750,000
Down Payment	$8,750,000
Down Payment %	100%
Number of Suites	17
Price Per SqFt	$172.69
Rentable Built Area (RBA)	50,668 SF
Lot Size	3.86 Acres
Year Built/Renovated	1988
Occupancy	100.00%

Returns	**Current**
CAP Rate	7.00%

$8,750,000
PRICE

50,668 SF
SQUARE-FOOTAGE

7.00%
CAPITALIZATION RATE

3.86 Acres
LAND ACREAGE

INCOME & EXPENSES

Income	Current		Per SF
Scheduled Base Rental Income	**$647,106.00**		**$12.77**
Expense Reimbursement Income			
CAM	$236,075.00		$4.66
Total Reimbursement Income	$236,075	96.7%	$4.66
Potential Gross Revenue	$883,181.00		$17.43
General Vacancy	(26,495)	3.0%	(0.52)
Effective Gross Revenue	$856,686		$16.91

Operating Expenses	Current		Per SF
Electric	$12,175		$0.24
Trash Removal	$19,012		$0.38
Repairs & Maintenance	$38,962		$0.77
Landscaping	$7,895		$0.16
Insurance	$24,883		$0.49
Real Estate Taxes	$124,188		$2.45
Management Fee	$17,134	2.0%	$0.34
Total Expenses	**$244,249**		**$4.82**
Expenses as % of EGR	**28.5%**		
Net Operating Income	**$612,437**		**$12.09**

TENANT SUMMARY

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates Comm.	Lease Dates Exp.	Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year
Jaesook Jang Old JAX Therapy	101	1,550	3.1%	6/1/09	5/31/27	14.75	$1,905	$22,863
I am Brandon	102	3,080	6.1%	7/31/18	8/31/26	13	$3,337	$40,040
Unity Christian	103	846	1.7%	3/1/19	2/28/30	11.87	837	$10,042
Hairs to Beauty	104	920	1.8%	10/1/13	11/30/30	12.95	993	$11,914
Voice of Joy Word Ministries Intl Inc	105	2,928	5.8%	1/1/21	12/31/30	12.94	$3,157	$37,888
First Coast Dialysis Ctr	110	6,333	12.5%	6/9/04	6/30/31	11.65	$6,148	$73,779
Pure Home of North Florida Inc	202	1,970	3.9%	4/1/24	3/31/28	13.8	$2,265	$27,180
Sam Aldib	203	2,928	5.8%	7/1/24	8/31/31	12.5	$3,050	$36,600
Team Florida Northeast	204	1,425	2.8%	1/1/26	12/1/29	10.75	$1,277	$15,319
Vacant	205	5,113	10.1%			12	$5,113	$61,356
Skyline Construction Inc	304	1,875	3.7%	6/1/19	11/30/30	10.81	$1,689	$20,269
Jet Micro Corp	305	1,875	3.7%	11/1/25	10/31/29	12	$1,875	$22,500
Follett Higher Education Group	306-310	9,375	18.5%	4/1/11	12/31/31	14.5	$11,328	$135,938
Complete Printing Solutions & Copy Svc	303	1,875	3.7%	2/1/25	3/31/30	12.36	$1,931	$23,175
Coastal Print/Imaging Inc	107	4,825	9.5%	4/1/19	8/31/29	9.75	$3,920	$47,044
Be Offshore Inc/Ink Campaigns	301-302	3,750	7.4%	7/1/19	3/31/30	12	$3,750	$45,000
Be Offshore Inc/Ink Campaigns	301-302	0	0.0%	7/1/19	3/31/30	0	$1,350	$16,200
Total		**50,668**				**12.77**	**$53,926**	**$647,106**
		Occupied Tenants: 17		**Unoccupied Tenants: 0**		**Occupied GLA: 100.00%**		**Unoccupied GLA: 0.00%**
				Total Current Rents: $54,565		**Occupied Current Rents: $54,565**		**Unoccupied Current Rents: $0**

***Vacant space is currently being negotiated**

Bowden Pointe

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LEASE COMPARABLES

LEASE COMPARABLES

5730 Bowden Road

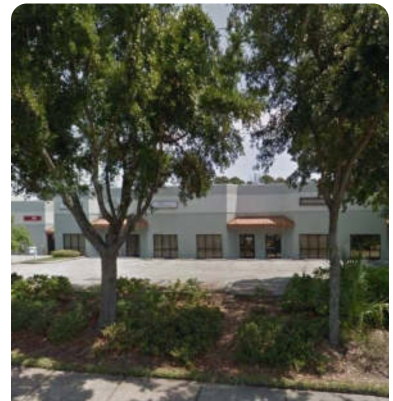
Tenant	**Bowden Pointe**
Property Type	**Multi Tenant Industrial**
Rent ($/NNN)	**-**
GLA	
Building Area	**50,668**

5944 Richard Street

Tenant	**Dream Motors**
Property Type	**Office Class B**
Rent ($/NNN)	**$12.00**
GLA	**4,000 SF**
Building Area	**4,000 SF**

6800 Southpoint Pky

Tenant	**1st Floor Sublease**
Property Type	**Office Class B**
Rent ($/NNN)	**$13.00**
GLA	**2,561 SF**
Building Area	**78,589 SF**



6005 Powers Avenue

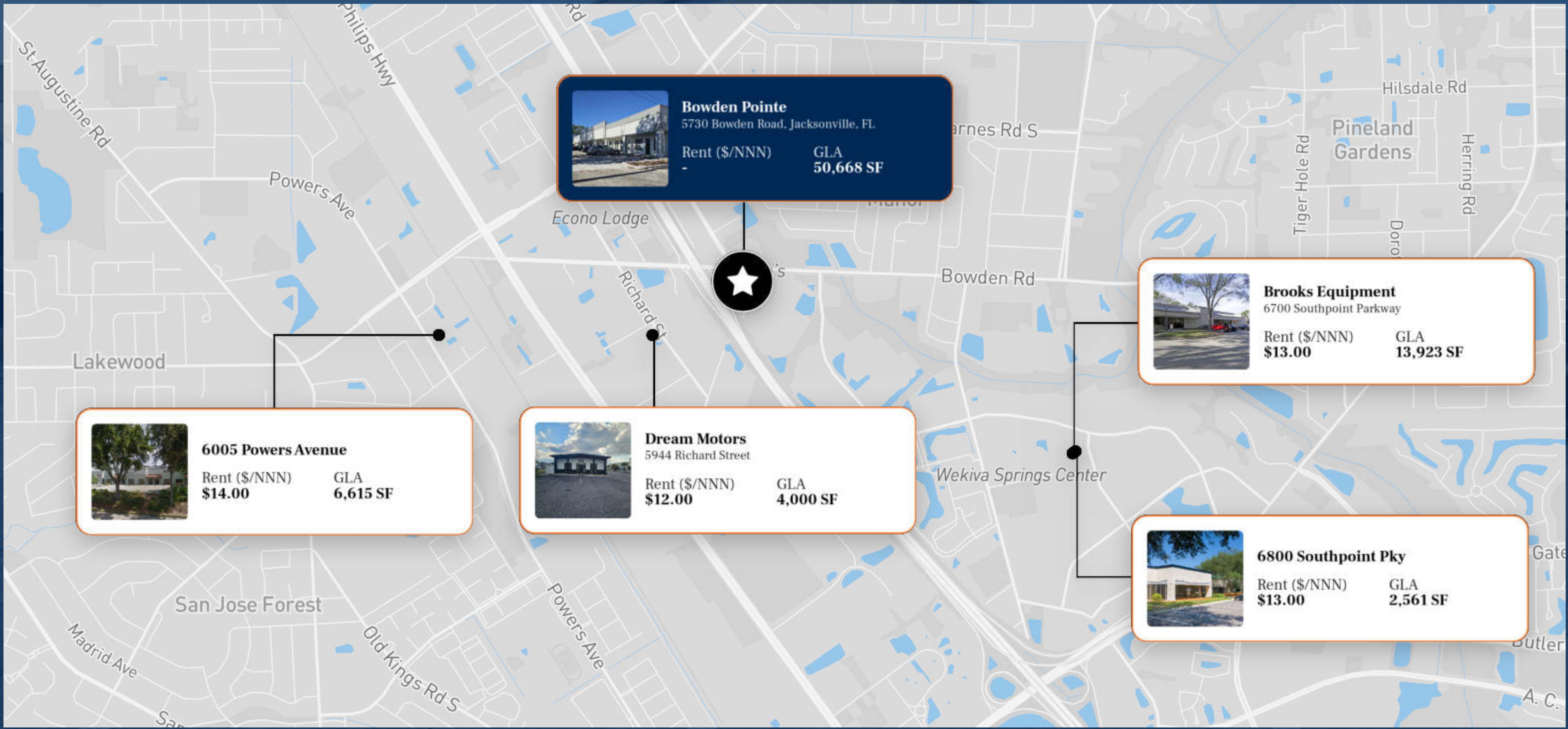
Tenant	**1st Floor Direct**
Property Type	**Industrial Class B**
Rent ($/NNN)	**$14.00**
GLA	**6,615 SF**
Building Area	**27,843 SF**

6700 Southpoint Pky

Tenant	**Brooks Equipment**
Property Type	**Office Class B**
Rent ($/NNN)	**$13.00**
GLA	**13,923 SF**
Building Area	**46,500 SF**

LEASE COMPARABLES SUMMARY AND MAP

Address	Name	Property Type	Rent ($/NNN)	GLA	Building Area
5730 Bowden Road	**Bowden Pointe**	**Multi Tenant Industrial**	**-**	**50,668 SF**	**50,668 SF**
5944 Richard Street	Dream Motors	Office Class B	$12.00	4,000 SF	4,000 SF
6800 Southpoint Pky	-	Office Class B	$13.00	2,561 SF	78,589 SF
6005 Powers Avenue	-	Industrial Class B	$14.00	6,615 SF	27,843 SF
6700 Southpoint Pkwy	Brooks Equipment	Office Class B	$13.00	13,923 SF	46,500 SF



Bowden Pointe

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SALES COMPARABLES

SALES COMPARABLES

5730 Bowden Road

Name	**Bowden Pointe**
Sale Date	**-**
Sale Price	**$8,750,000**
Price per SF	**$172.69**
Land Area	**3.86 AC**
RBA	**50,668 SF**
Built Year	**1988**

3600 Beachwood Court

Name	**3600 Beachwood Ct**
Sale Date	**12/5/2025**
Sale Price	**$4,500,000**
Price per SF	**$181.50/SF**
Land Area	**1.52 A/66,211 SF**
RBA	**24,793 SF**
Built Year	**2003**

11732 Beach Blvd

Name	**Woodsman Kitchens & Floors**
Sale Date	**12/4/2025**
Sale Price	**$8,064,152**
Price per SF	**$223.02/SF**
Land Area	**2.66 A/115,870SF**
RBA	**36,159 SF**
Built Year	**1996**

(Part of a 4-Property Portfolio)

3621 Beachwood Court

Name	
Sale Date	**12/4/2025**
Sale Price	**$7,742,647**
Price per SF	**$171.66/SF**
Land Area	**3.59 A/156,380 SF**
RBA	**45,104 SF**
Built Year	**2017**

Part of a 4-Property Portfolio

11744 Beach Blvd

Name	**11744 Beach Blvd**
Sale Date	**12/4/2025**
Sale Price	**$5,131,679**
Price per SF	**$223.02/SF**
Land Area	**1.31 A/57,064SF**
RBA	**23,010 SF**
Built Year	**2001**

(Part of a 4 Property Portfolio)

SALES COMPARABLES

5919 Commonwealth Ave

Name	**5919 ommonwealth Av**
Sale Date	**11/12/2025**
Sale Price	**$4,800,000**
Price per SF	**$172.66/SF**
Land Area	**3.01 AC/131,116 SF**
RBA	**27,800 SF**
Built Year	**1985**

(West Side Submarket)

6600 Youngerman Circle

Name	**Baypointe at Argyle**
Sale Date	**7/11/2025**
Sale Price	**$9,567,480**
Price per SF	**$213.98/SF**
Land Area	**3.23 AC/140,699 SF**
RBA	**44,712 SF**
Built Year	**1988/1994**

(Part of a 2-Property Sale)

10475 Fortune Parkway

Name	**Gran Park at Av 100**
Sale Date	**6/30/2025**
Sale Price	**$8,373,954**
Price per SF	**$202.11/SF**
Land Area	**12.67 AC/551,905 SF**
RBA	**41,433 SF**
Built Year	**1992**

Part of a 31-Property Portfolio)

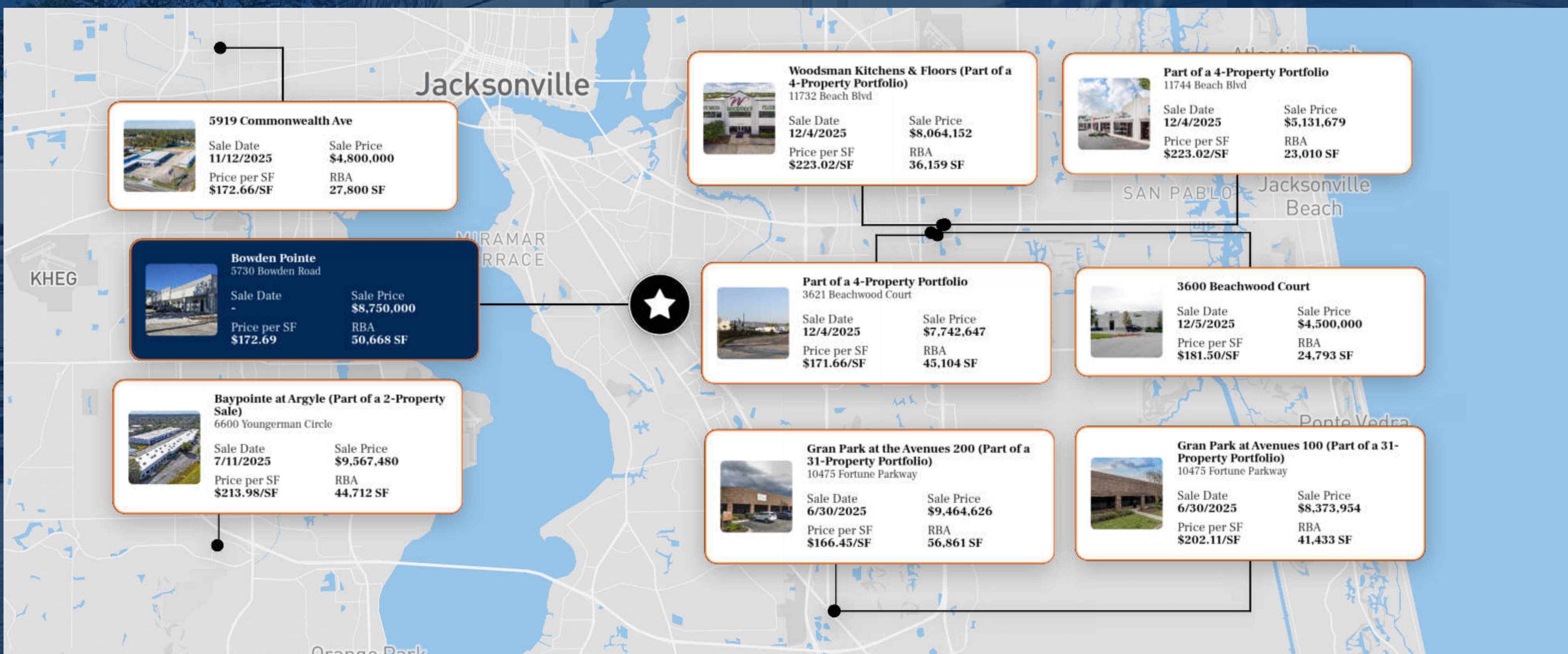
10475 Fortune Parkway

Name	**Gran Park at the Av 200**
Sale Date	**6/30/2025**
Sale Price	**$9,464,626**
Price per SF	**$166.45/SF**
Land Area	**12.66 AC/551,470 SF**
RBA	**56,861 SF**
Built Year	**1992**

(Part of a 31-Property Portfolio)

SALES COMPARABLES SUMMARY AND MAP

Name	Address	Sale Date	Sale Price	Price per SF	Land Area	RBA	Built Year
Bowden Pointe	5730 Bowden Road	-	$8,750,000	$172.69	3.86 AC	50,668 SF	1988
3600 Beachwood Ct	3600 Beachwood Court	12/5/2025	$4,500,000	$181.50/SF	1.52 AC/66,211 SF	24,793 SF	2003
Woodsman Kitchens & Floors (Part of a 4-Property Portfolio)	11732 Beach Blvd	12/4/2025	$8,064,152	$223.02/SF	2.66 AC/115,870 SF	36,159 SF	1996
Part of a 4-Property Portfolio	3621 Beachwood Court	12/4/2025	$7,742,647	$171.66/SF	3.59 AC/156,380 SF	45,104 SF	2017
Part of a 4-Property Portfolio	11744 Beach Blvd	12/4/2025	$5,131,679	$223.02/SF	1.31 AC/57,064 SF	23,010 SF	2001
5919 Commonwealth Ave	5919 Commonwealth Ave	11/12/2025	$4,800,000	$172.66/SF	3.01 AC/131,116 SF	27,800 SF	1985
Baypointe at Argyle (Part of a 2-Property Sale)	6600 Youngerman Circle	7/11/2025	$9,567,480	$213.98/SF	3.23 AC/140,699 SF	44,712 SF	1988/1994
Gran Park at Avenues 100 (Part of a 31-Property Portfolio)	10475 Fortune Parkway	6/30/2025	$8,373,954	$202.11/SF	12.67 AC/551,905 SF	41,433 SF	1992
Gran Park at the Avenues 200 (Part of a 31-Property Portfolio)	10475 Fortune Parkway	6/30/2025	$9,464,626	$166.45/SF	12.66 AC/551,470 SF	56,861 SF	1992



Bowden Pointe

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MARKET OVERVIEW

JACKSONVILLE HIGHLIGHTS

Strategic Southeast Location
Jacksonville serves as a key Southeast logistics hub with access to major highways, rail systems, and port infrastructure, supporting efficient distribution and long-term demand for industrial and flex space.

Sustained Population & Job Growth
The metro continues to experience steady population and employment expansion, driving increased demand for commercial space, particularly in centrally located infill submarkets like Southpoint.

Pro-Business Economic Environment
Jacksonville benefits from a favorable tax structure, business-friendly policies, and ongoing corporate relocations, contributing to a diverse and expanding economic base across multiple industries.

Strong Infill Flex Demand
Small-bay industrial and flex properties remain in high demand as local and regional tenants prioritize proximity to labor, customers, and core business districts over large-scale distribution locations.

Robust Transportation Connectivity
Access to Interstate 95, major arterial roadways, and regional infrastructure enhances connectivity throughout the metro, making centrally located assets attractive to a wide range of users.

Attractive Investment Fundamentals
Jacksonville offers a combination of population growth, relative affordability, and stable industrial performance, positioning it as a desirable market for long-term commercial real estate investment.

JACKSONVILLE BY THE NUMBERS

#1
Largest city by land area in the U.S., supporting long-term industrial growth.

#10
Ranks among top U.S. industrial markets with 170M+ SF of inventory.

#4
Florida ranks among the fastest-growing states, with Jacksonville leading growth.

JACKSONVILLE INDUSTRIAL IMPACT

170M+ SF
TOTAL INDUSTRIAL INVENTORY
(ONE OF THE LARGEST MARKETS IN THE SOUTHEAST)

9.3%
INDUSTRIAL VACANCY (Q4 2025)
REFLECTING A STABILIZING MARKET

$9.17/SF
AVERAGE ASKING RENTS (NNN)
SUPPORTED BY LONG-TERM DEMAND

1M+
METRO POPULATION
DRIVING LABOR AND TENANT DEMAND

Strategic Hub
MAJOR ACCESS TO I-95, I-10 & JAXPORT
SUPPORTING REGIONAL DISTRIBUTION

MAJOR EMPLOYERS

The employment landscape surrounding 5730 Bowden Road in Jacksonville, FL, reflects a robust and diverse economic environment anchored by major corporate offices, business parks, and expansive medical facilities. Prominent employment nodes include the South Point Office Center and Enterprise Park, which house major corporate tenants and underscore the significance of the professional services sector in the local economy. Global and regional powerhouses such as Florida Blue, Bank of America, Black Knight, and Johnson & Johnson Vision operate massive campuses in the nearby Southside and Deerwood Park areas, collectively providing tens of thousands of stable, skilled jobs. Healthcare and life sciences are exceptionally well represented by a major medical corridor featuring HCA Florida Memorial Hospital, Specialty Hospital Jacksonville, and Ascension St. Vincent's Southside, further driving regional employment. This dense concentration of established corporate and medical employers contributes to profound economic resilience, offers workforce stability, and generates a captive, continuous demand base for commercial and industrial service providers, positioning the Southpoint multi-tenant industrial market for exceptional long-term growth.

Employer	Industry	Employees	Distance
Fidelity National Financial	Financial Services	23,000	6.7 mi
Mayo Clinic	Healthcare	9,000	11.9 mi
Bank of America	Financial Services	8,000	7.1 mi
Florida Blue	Healthcare	8,000	5.9 mi
Black Knight	Technology	6,100	6.0 mi
CSX Transportation	Transportation	4,000	6.2 mi
Johnson & Johnson Vision	Advanced Manufacturing	3,500	5.5 mi
University of North Florida	Education	2,000	8.9 mi
Merrill Lynch	Financial Services	1,000	6.9 mi
St. Vincent's Medical Center	Healthcare	1,000	2.1 mi

JACKSONVILLE ECONOMIC SNAPSHOT

~3.0% UNEMPLOYMENT

JACKSONVILLE'S UNEMPLOYMENT RATE REMAINS LOW, SUPPORTED BY STEADY JOB GROWTH AND A DIVERSIFIED ECONOMIC BASE ACROSS LOGISTICS, HEALTHCARE, AND FINANCE SECTORS.

~20,500 JOBS ADDED

THE JACKSONVILLE METRO CONTINUES TO SEE STRONG ANNUAL JOB CREATION, DRIVEN BY CORPORATE RELOCATIONS AND EXPANSION ACROSS KEY INDUSTRIES.

~1.0M+ WORKERS

A LARGE AND GROWING LABOR POOL SUPPORTS SUSTAINED DEMAND FOR INDUSTRIAL, FLEX, AND SERVICE-ORIENTED COMMERCIAL SPACE.

170M+ SF INDUSTRIAL

JACKSONVILLE RANKS AMONG THE LARGEST INDUSTRIAL MARKETS IN THE SOUTHEAST, SUPPORTING LONG-TERM TENANT DEMAND AND ABSORPTION.

~1.4M TEUs (JAXPORT)

THE PORT HANDLES OVER 1.4 MILLION TEUS ANNUALLY, REINFORCING JACKSONVILLE'S ROLE AS A MAJOR LOGISTICS AND DISTRIBUTION HUB.

$30B+ ECONOMIC IMPACT

PORT AND LOGISTICS ACTIVITY GENERATE BILLIONS IN ANNUAL ECONOMIC OUTPUT, SUPPORTING JOB GROWTH AND INDUSTRIAL DEMAND.

JACKSONVILLE POPULATION EXPECTED TO OUTPACE NATIONAL GROWTH

1-MILE RADIUS

1,787,812
Metro Population

$84,152
Median Household Income

1.3%
Projected Annual Growth

3-MILE RADIUS

86,000+
3-Mile Population

715,381
Total Households

3.8%
Unemployment Rate

5-MILE RADIUS

3.6%
2024 GDP Growth

22,000
Daily Traffic (AADT)

47
Walk Score

JACKSONVILLE METRO

34
Transit Score

44
Bike Score

$6.5B
Downtown Pipeline

JACKSONVILLE POPULATION & WORKFORCE GROWTH

Jacksonville is one of Florida's fastest-growing major metros

Driven by in-migration, job creation, and business expansion, the region continues to outpace national population growth trends.

Jacksonville offers access to a large and expanding workforce

With over 1 million residents and a growing labor pool, the city supports a wide range of industries including logistics, healthcare, finance, and technology.

Duval County Public Schools is one of the largest districts in Florida

Serving more than 120,000 students across 190+ schools, the district supports a strong and sustainable workforce pipeline.

Access to Higher Education & Talent

The area is anchored by major institutions such as:

- University of North Florida
- Jacksonville University
- Florida State College at Jacksonville

5730 Bowden Road

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