

# MANGO PLAZA



1550 Hendricks Ave  
Jacksonville, FL 32207



# A DISTINCTIVE JACKSONVILLE DESTINATION

Just across the river from Downtown Jacksonville, San Marco blends historic charm with modern vitality. Inspired by Venice's Piazza San Marco, this walkable district is known for its timeless architecture, boutique shopping, and chef-driven dining.

At its center, San Marco Square serves as the community's gathering place — home to local cafés, fine dining, art galleries, and Theatre Jacksonville, the city's cultural cornerstone. With tree-lined streets, riverfront views, and proximity to Baptist Health and the Southbank Riverwalk, San Marco is a true live-work-play destination — where creativity, community, and connection come together in one of Jacksonville's most beloved neighborhoods.

**San Marco is a true live-work-play destination.**



**SAN MARCO**  
JACKSONVILLE, FL



**#1** Most Walkable  
Neighborhood in Jax

**\$300 M+** Annual Consumer  
Spending






**5 MINUTES** to Downtown and  
the Riverwalk



One of Jacksonville's most desirable neighborhoods.

## DEMOGRAPHICS

Estimated Demographics in a 5 Mile Radius

	<b>POPULATION</b>	2020 - 205,601 2024 - 217,850
	<b>HOUSEHOLDS</b>	2020 - 85,963 2024 - 91,345
	<b>HOUSEHOLD INCOME</b>	\$65,090
	<b>MEDIAN HOME VALUE</b>	\$200,716
	<b>TRAFFIC VOLUME</b>	25,261








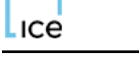


Jacksonville was named the 2nd hottest housing market in 2022, with home values averaging \$314,569. (Source: Zillow)



Located in the heart of San Marco — one of Jacksonville's most historic and walkable neighborhoods — Mango Plaza is surrounded by acclaimed restaurants, boutique retailers, and cultural landmarks that define the district's enduring appeal.

# EMPLOYERS

Located amid Jacksonville's premier employment centers — including Baptist Health, UF Health, CSX, FIS, Bank of America, VyStar, ICE, TIAA, Haskell, and Florida Blue — the property benefits from over **50,000 employees within a 5-mile radius**.

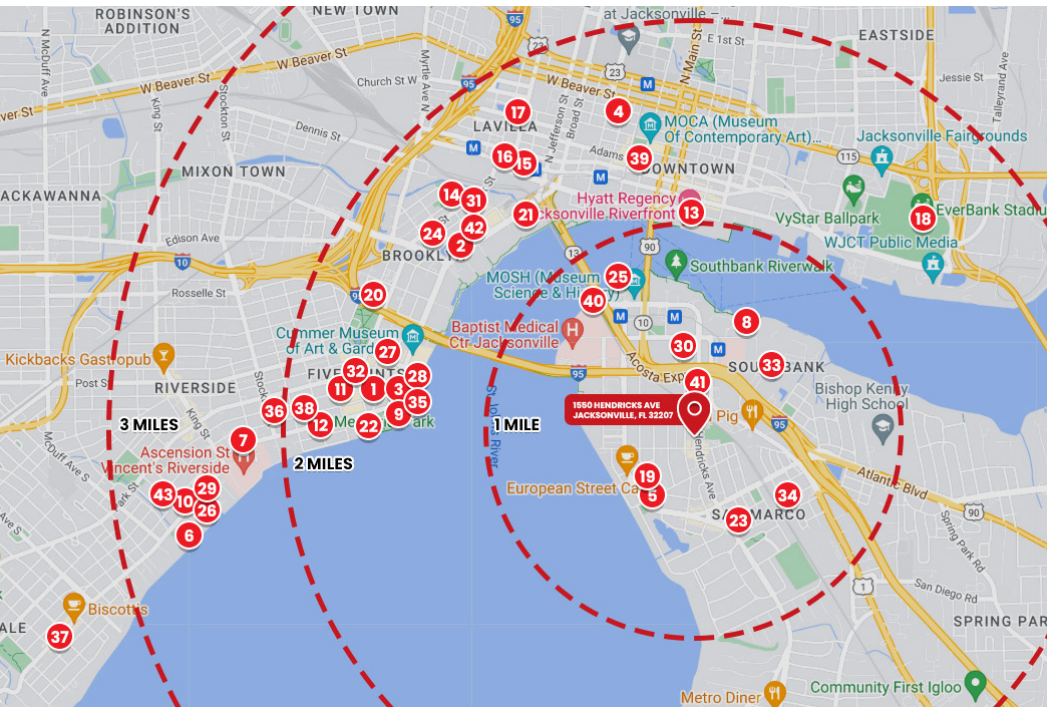
TOP EMPLOYERS	EMPLOYEES	DISTANCE
 <b>Baptist Health</b>	~12,000	~1.0 mile
 <b>Bank of America</b>	~8,000	~1.2 miles
 <b>UF Health</b>	~6,600	~3.2 miles
 <b>Florida Blue</b>	~5,700	~1.1 miles
 <b>CSX Corporation</b>	~2,530	~1.3 miles
 <b>The Haskell Company</b>	~2,270	~1.0 mile
 <b>VyStar Credit Union</b>	~1,690	~1.2 miles
 <b>Intercontinental Exchange</b>	~1,566	~1.5 miles
 <b>FIS</b>	~1,800	~1.2 miles
 <b>TIAA</b>	~700	~1.3 miles



Employee counts reflect publicly reported Jacksonville/NE Florida headcounts (JAXUSA, June 2024; company/press sources). Actual counts may vary.

# RESIDENTIAL

With over **5,600 residential units** nearby, Mango Plaza sits amid a growing urban community that energizes Jacksonville's riverfront districts.



1.	1661 Riverside	236 Units
2.	220 Riverside	294 Units
3.	558 Lancaster St	4 Units
4.	Ambassador Hotel & La Quinta Inn	200 Units
5.	Anna Court Apartments	12 Units
6.	Barlow	290 Units
7.	Bell Riverside Apartments	228 Units
8.	Broadstone River House	263 Units
9.	Broadview Towers Inc	157 Units
10.	Celena Apartments	4 Units

11.	Chelsea-Riverside Condo	20 Units
12.	Fenimore Apartments	6 Units
13.	Hyatt Regency	951 rooms (hotel)
14.	Lofts at Brooklyn	133 Units
15.	Lofts at Jefferson Station	133 Units
16.	Lofts at LaVilla	130 Units
17.	Lofts at Monroe	108 Units
18.	Lot J & The Shipyards	Under development
19.	Marybuilt Apartments	6 Units
20.	Montague Place Apartments	6 Units
21.	One Riverside	Under development
22.	Park Lane Condo	34 Units
23.	Park Place at San Marco	133 Units
24.	Residence Inn Brooklyn	135 rooms (hotel)
25.	River City	410 Units
26.	Riverside Court Apartments	17 Units
27.	Riverside Park Apartments	90 Units
28.	Riverside St. Johns	Under development
29.	Riviera Park Apartments	131 Units
30.	SOBA	147 Units
31.	The Brooklyn Riverside Apartments	310 Units
32.	The Charron	4 Units
33.	The District	Under development
34.	The Exchange	196 Units
35.	The Lucerne	8 Units
36.	The Meurice Apartments	12 Units
37.	The Napier	12 Units
38.	The Osceola	12 Units
39.	The Residences at Barnett	107 Units
40.	The Southerly at Southbank	Under development
41.	The Station on San Marco	345 Units
42.	Vista Brooklyn	308 Units
43.	Willowbranch Apartments	21 Units

**~5,613 Total**

# ABOUT ASHCO

**Ashco Centers** is a vertically integrated commercial real estate firm based in Jacksonville, Florida, specializing in Class A retail. We offer full-service commercial real estate solutions entirely in-house, including leasing, site selection, design, development, construction, and property management. Our curated portfolio of high-traffic properties supports national retailers, restaurants, boutique brands, medical offices, and local businesses. With landmark locations such as St. Johns Town Center, River City Marketplace, and Jacksonville Beach, we create spaces designed to maximize visibility, drive engagement, and foster long-term success for the communities we serve.

For more than six decades, we've built a reputation for excellence in Jacksonville and beyond. Our commitment to our tenants' success is reflected in our responsiveness, accessibility, and the personal relationships we cultivate with every client.



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**ASHCO CENTERS**

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