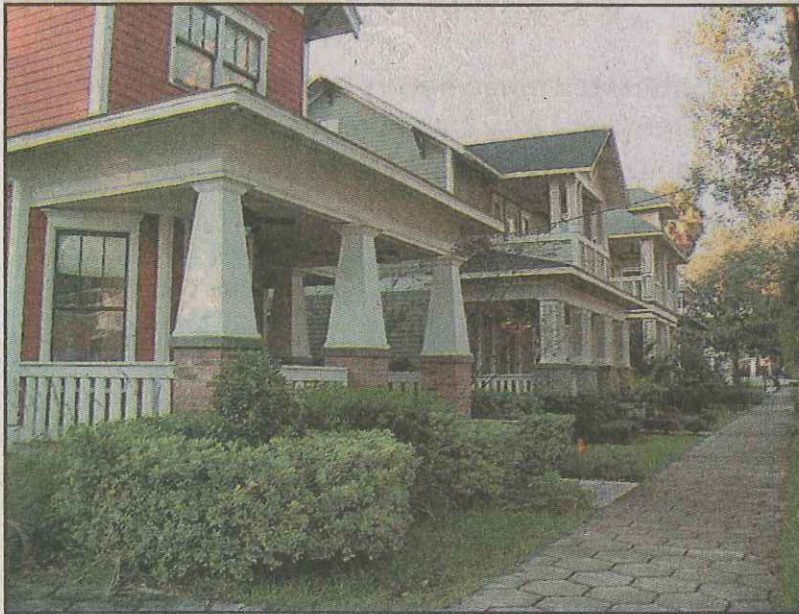


Secret's out on Springfield



All photos special to REAL ESTATE

Named one of the South's top comeback neighborhoods by Southern Living magazine, Springfield is welcoming buyers in search of historic and new homes. Buyers include Echo Boomers and Baby Boomers, both groups drawn to an in-town neighborhood with sidewalks and within walking or biking distance to downtown Jacksonville, local parks, the Jacksonville Landing, the Riverwalk, Riverside Arts Market and Jacksonville Jaguars games.

SPECIAL TO REAL ESTATE

Historic Springfield has been named one of the South's top comeback neighborhoods by Southern Living magazine. Jacksonville's oldest historic and urban neighborhood will be prominently featured in the magazine's January 2010 issue as a comeback story along with nine other southern cities.

The magazine's building editor, Rex Perry, recently visited Springfield

and said he was impressed with the area. He described the community's residents as excited and dedicated to making their neighborhood a better place to live.

"Springfield used to be one of Jacksonville's best-kept secrets. Now it is one of our nation's best comeback stories," said Louise DeSpain, a longtime Springfield resident and executive director of the Springfield Preservation and Revitalization Council. "With successful community revitalization

efforts well underway, Springfield is gaining media recognition along with new residents and businesses."

Located north of downtown Jacksonville and established in 1869, Springfield experienced great growth in the early 1900s. By 1921, more than 1,100 homes were built and occupied. But beginning in the 1950s, the neighborhood faced challenges with urban decay.

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With the completion of the Main Street redevelopment project, the Historic Springfield business community has recently experienced new growth.

The extensive streetscape project from Fourth Street to 12th Street features new landscaped medians, decorative sidewalks and streetlights that enhance the historic features of the area.

Third and Main is the first new, large-scale development along Main Street in more than 30 years. The mixed-use loft project features 36 apartments above 7,500 square feet of retail space. The apartments provide housing for patients at the University of Florida Proton Therapy Institute at Shands Medical Center in Springfield.

Third and Main is also home to the newly opened Uptown Market & Deli and The City Kidz Ice Cream Café. They are among several new local restaurants in the Springfield neighborhood. Others include Fusion Art Wine Jazz, Hola Mexican Restaurant, The Cellar, Wafaa & Mike's Mediterranean, and Three Layers Coffee House, which has been named "Best Coffee Shop in Jacksonville" by Folio Weekly.



UPTOWN MARKET & DELI



THREE LAYERS COFFEEHOUSE



CITY KIDS ICE CREAM CAFE



WAFAA & MIKE'S CAFE