

THE MARKETS AT TOWN CENTER

4865 Town Center Pkwy., Jacksonville, FL 32246

EXECUTIVE SUMMARY



LOCATION OVERVIEW

The Markets at Town Center is located in the heart of two million square feet of high-end retail & restaurants as well as two new hotels & several multi-family complexes.

PROPERTY HIGHLIGHTS

- Anchor, small shop and 2nd generation restaurant space available.
- St. Johns Town Center is north Florida's premier super-regional shopping & dining destination
- Join Sprouts Farmers Market, Nordstrom Rack, REI, ULTA, West Marine, Five Below, luxury personal services, unique restaurants & small shops
- 31.3 million SF of office space and 227,663 employees within seven miles
- Traffic Counts: Town Center Pkwy - 40,000 AADT; J. Turner Butler - 117,500 AADT

DEMOGRAPHICS

| | 3 MILES | 5 MILES | 7 MILES |
|-----------------------------|------------|------------|------------|
| 2019 Population | 64,083 | 183,946 | 336,131 |
| 2019 Daytime Population | 85,301 | 233,629 | 387,188 |
| 2019 Average HH Income (\$) | 77,080 | 77,633 | 76,585 |
| Office SF | 10,437,731 | 24,295,850 | 31,384,418 |



EXCLUSIVE AGENT(S)

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SITE PLAN



The Markets
AT • TOWN • CENTER

Non-Owned Outparcels
*Brio's 8,000 sf is shown for reference only and is not included in the GLA

| SUITE | TENANT NAME | SPACE SIZE | SUITE | TENANT NAME | SPACE SIZE |
|---------|--------------------|------------|---------|------------------------|------------|
| 4666-01 | Swoozie's | 3,000 SF | 4870-01 | Lease Negotiations | 4,496 SF |
| 4840-01 | Available | 9,648 SF | 4870-05 | Lease Negotiations | 4,778 SF |
| 4845 A | Pei Wei | 3,200 SF | 4870-06 | Kirkland's Home Store | 7,623 SF |
| 4850 | Charles Schwab | 5,908 SF | 4870-10 | Available | 3,146 SF |
| 4850-01 | Cooper's Hawk | 13,175 SF | 4871-01 | DXL | 6,908 SF |
| 4860 | ULTA | 10,009 SF | 4871-03 | Five Below | 8,212 SF |
| 4860-01 | Bento Cafe | 2,502 SF | 4871-05 | Vision Express | 2,000 SF |
| 4860-02 | Dochi Yogurt | 923 SF | 4873 | Sprouts Farmers Market | 30,162 SF |
| 4862-01 | REI | 23,491 SF | 4874 | West Marine | 30,392 SF |
| 4865-01 | Chipotle | 2,450 SF | 4880-01 | Palmetto Moon | 6,400 SF |
| 4865-05 | Mattress Firm | 4,550 SF | 4880-02 | Available | 2,457 SF |
| 4866-01 | Ideal Image | 3,177 SF | 4880-06 | Available | 5,600 SF |
| 4866-02 | Massage Heights | 2,970 SF | 4910 | Available | 8,000 SF |
| 4866-03 | Gloss Nail Lounge | 3,983 SF | 4924 | Nordstrom Rack | 35,170 SF |
| 4866-09 | Lease Negotiations | 7,143 SF | | | |

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Deerwood Park North including Merrill Lynch

YYMCA Blue Cross Blue Shield

Deerwood Park South

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Area Retail