

# 4890 BIG ISLAND DRIVE

Jacksonville, FL 32246

## EXECUTIVE SUMMARY



### LOCATION OVERVIEW

This 7,500 SF freestanding building is in the heart of the St. Johns Town Center submarket within the Markets at Town Center

### PROPERTY HIGHLIGHTS

- 1,500 SF unit coming available - currently Pinots Palette
- Building is located at the signalized corner of Big Island Drive & Buckhead Branch Drive
- Nearby anchors include Sprouts, Nordstrom Rack, REI, ULTA, & West Marine
- Big Island Drive is poised to become a significant thoroughfare connecting Town Center Parkway to the new Restoration Hardware, proposed theatre, bowling & hotel phase at the St Johns Town Center
- 31.3 million SF of office space and 227,663 employees exist 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	65,101	178,692	337,768
2019 Daytime Pop.	87,128	228,812	390,299
2019 Avg. HH Inc. (\$)	\$76,560	\$78,591	\$76,097
Office SF	10,437,731	24,295,850	31,384,418



### EXCLUSIVE AGENT(S)

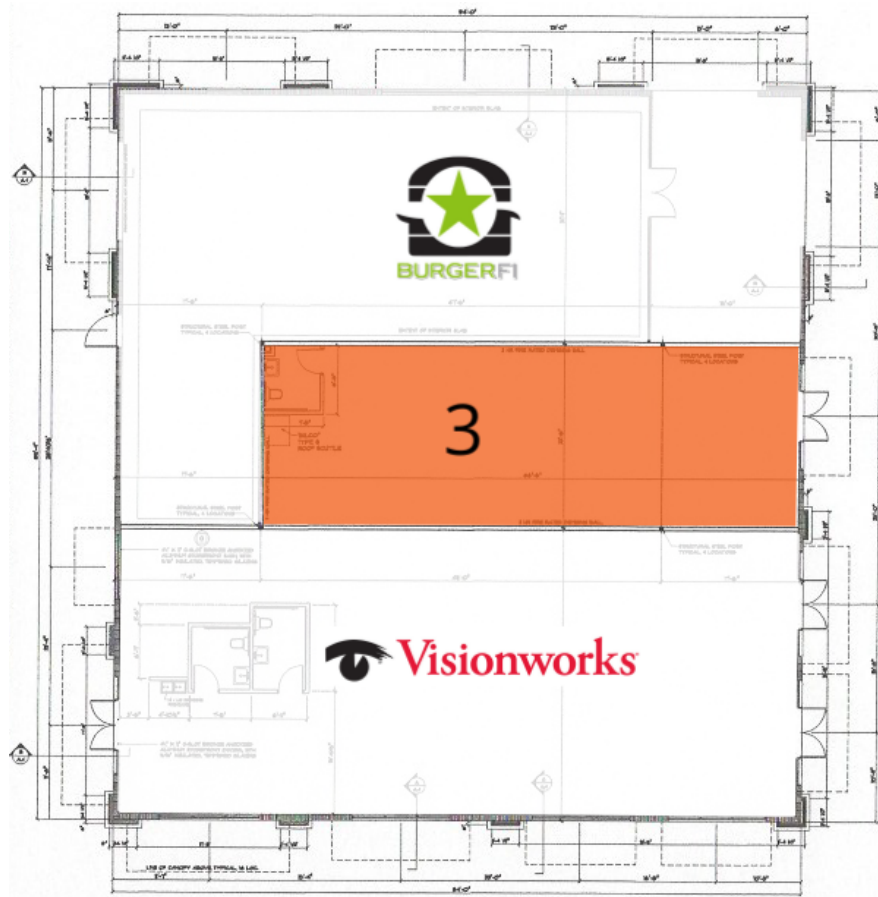
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## SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
1	Visionworks	3,000 SF
3	Available	1,500 SF
4	BurgerFi	3,000 SF

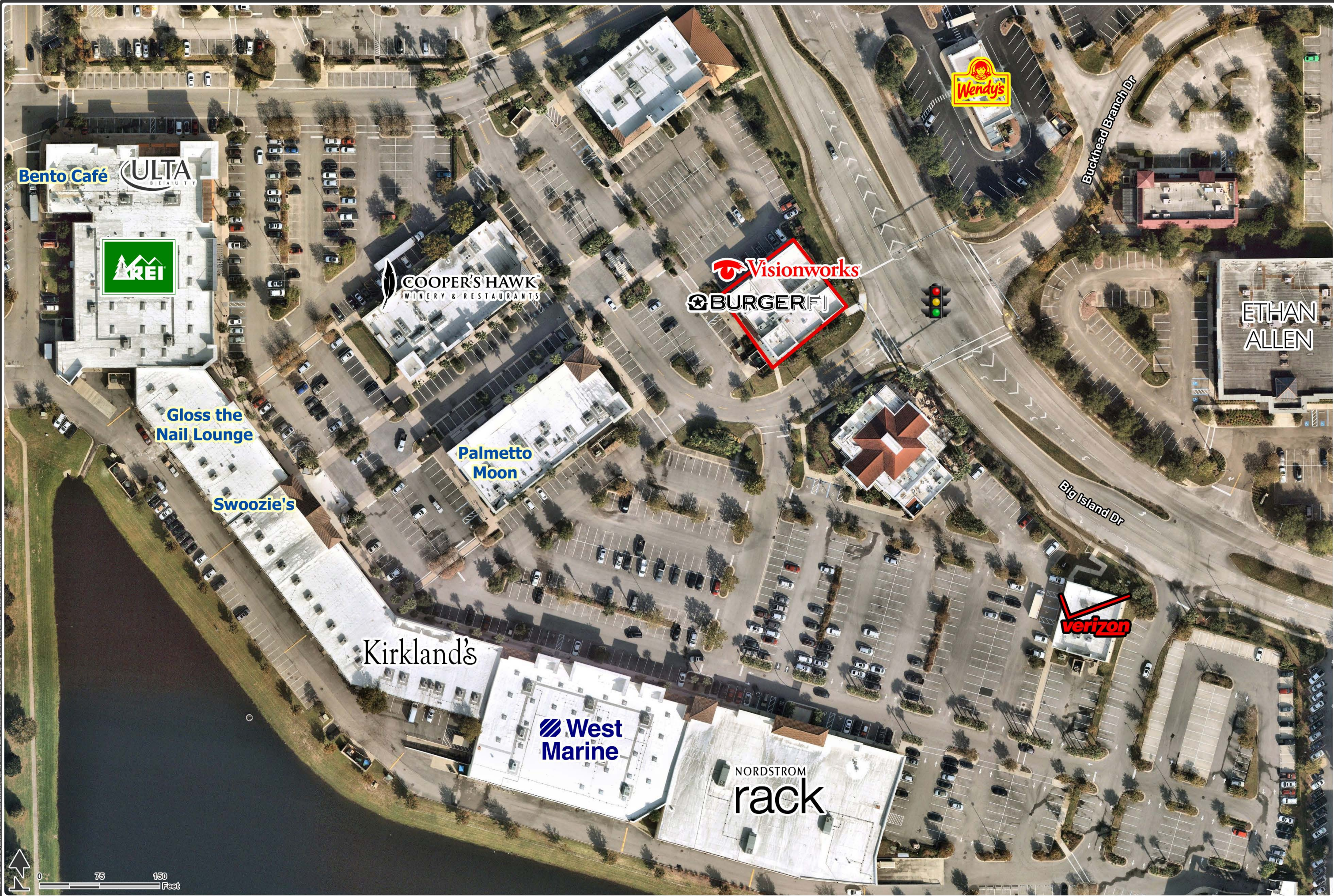
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The Markets at Town Center  
4890 Big Island Drive