

ST. JOHNS TOWN CENTER NORTH

4413 Town Center Parkway, Jacksonville, FL 32246

EXECUTIVE SUMMARY



LOCATION OVERVIEW

St. Johns Town Center North is a Publix & Total Wine anchored center consisting of 98,900 SF. The property is situated within the St. Johns Town Center trade area, Jacksonville's premiere regional shopping & dining destination comprised of 2.2 million square feet.

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
2019 Population	65,014	189,975	337,844
2019 Daytime Population	83,396	238,424	385,984
2019 Avg. HH Income (\$)	78,610	77,034	76,773
Office Square Footage	10,437,731	24,295,850	31,384,418

EXCLUSIVE AGENT(S)

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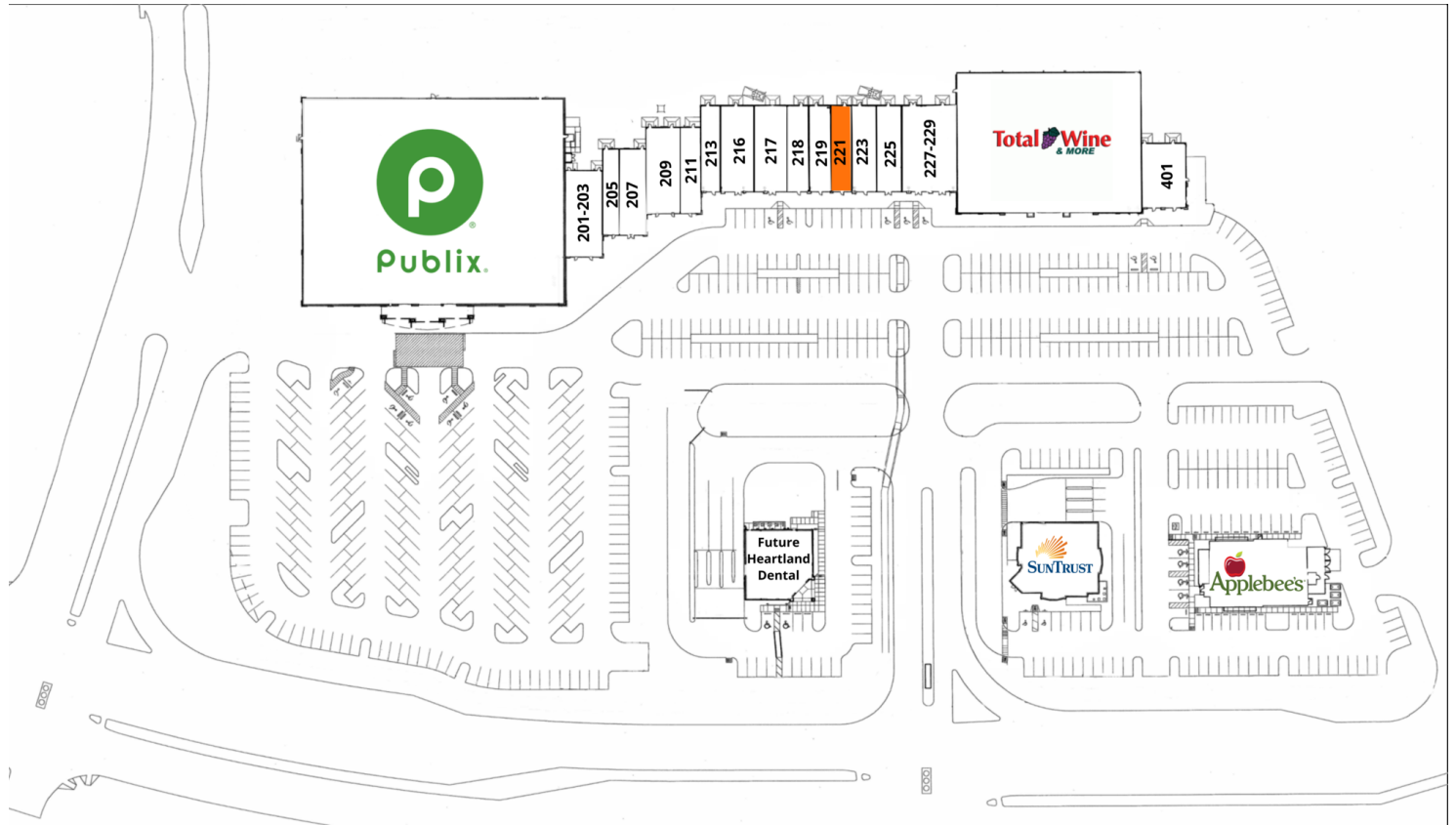
PROPERTY HIGHLIGHTS

- Two signalized access points.
- Surrounded by 31.3 million square feet of office space employing 385,984 workers within seven miles.
- Located less than 1/4 mile from the University of North Florida with 16,000+ students & 500 full time faculty.
- Strategically located with easy access from I-295 at both the JTB & Town Center Pkwy exits.
- Densifying trade area with continued expansion of multi-family, office and hotels in the immediate area.
- Traffic: Town Center Pkwy - 40,000 AADT ; Interstate 295 -- 107,000 AADT | J. Turner Butler Blvd -- 132,500 AADT

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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
100	Publix Supermarket	45,600 SF	216	Michael's Formal	2,400 SF	225	Aveda	2,000 SF
201-203	Bread & Board	2,800 SF	217	Nail Time	2,400 SF	227-229	The Loop Pizza Grill	4,000 SF
205	Joint Chiro.	1,200 SF	218	Sweet Frog	1,600 SF	300	Total Wine	22,100 SF
207	Pearle Vision	2,000 SF	219	Peterbrooke	1,600 SF	401	Five Guys Burgers	2,400 SF
209	Hotworx	2,449 SF	221	Coming Available	1,600 SF	OP2	Suntrust	4,995 SF
211	Sports Clips	1,584 SF	223	Weight Watchers	1,600 SF	OP3	Applebee's Grill	4,998 SF
213	Brazilian Wax	1,600 SF						

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Area Retail

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