

FOR LEASE

THE STRAND AT ST JOHNS TOWN CENTER

NEC Town Center Parkway at Gate Parkway, Jacksonville, FL 32246

4,172 SF ENDCAP SPACE AVAILABLE

CLOSE PROXIMITY TO UNF
WITH ±16,500 STUDENTS



ANCHORED BY BEST BUY, HOBBY LOBBY, 2ND & CHARLES & PGA TOUR SUPERSTORE

EXCLUSIVE RETAIL LEASING

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Property Overview

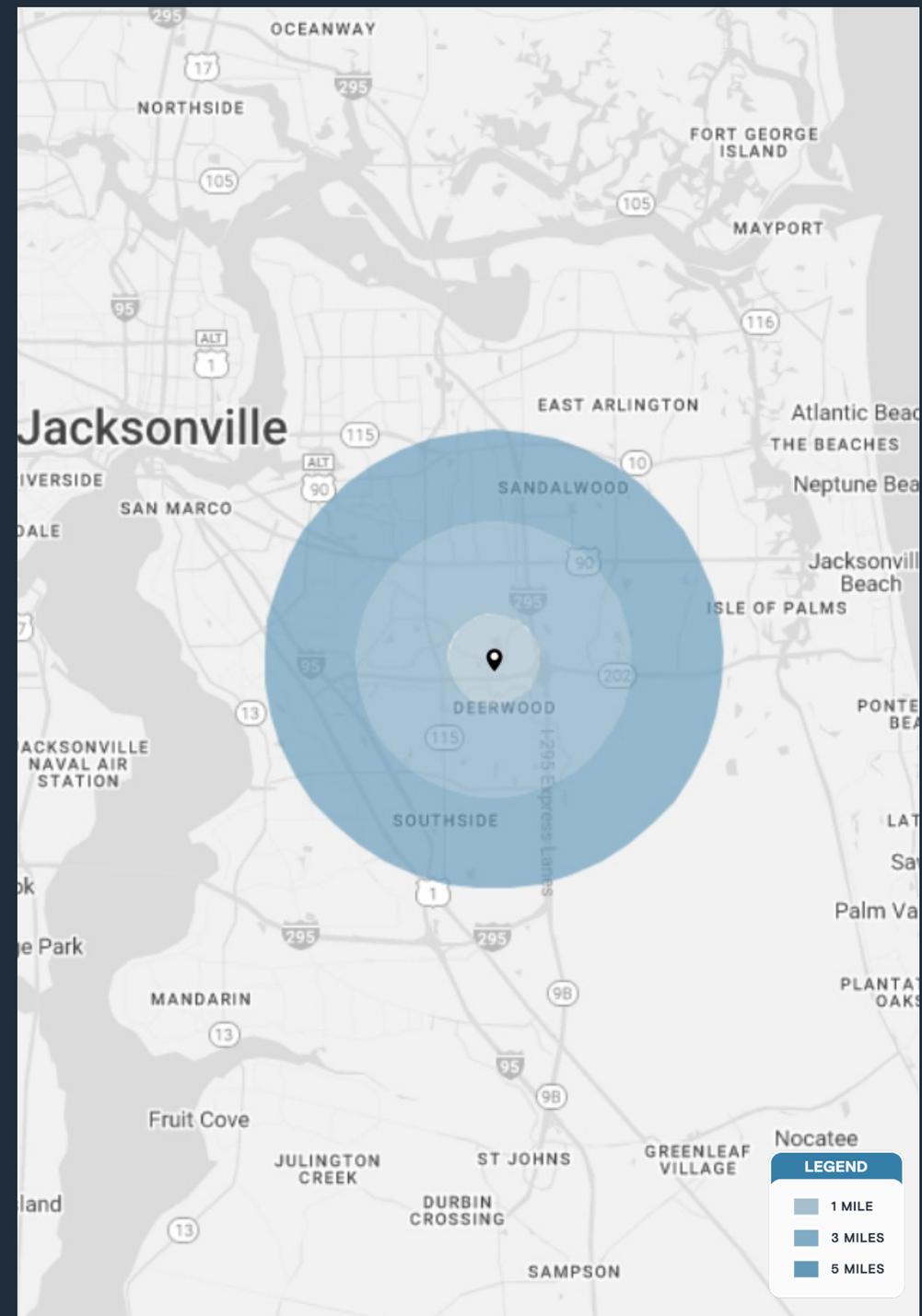
HIGHLIGHTS

- The Strand is anchored by Best Buy, Hobby Lobby, 2nd & Charles, and PGA Tour Superstore, and has a total GLA of ±245,968 SF
- Strategically positioned at main and main of the premier shopping destination of Jacksonville
- Surrounded by dense daytime population of 263,211 and 23.5M SF of office within five miles
- 8,700+ multifamily units exist along the Gate Pkwy corridor with another 1,300+ proposed
- In close proximity to the 550-acre “Seven Pines” residential development by David Weekly and ICI Homes, with 1,600 single-family homes planned
- Close proximity to UNF with 16,500+ students

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|----------|----------|
| POPULATION | 10,189 | 76,029 | 205,269 |
| HOUSEHOLDS | 5,702 | 33,606 | 87,886 |
| EMPLOYEES | 3,932 | 50,601 | 138,630 |
| AVERAGE HH INCOME | \$105,460 | \$96,589 | \$98,080 |

| | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|-------------------|-----------|------------|------------|
| POPULATION | 23,643 | 109,589 | 264,364 |
| HOUSEHOLDS | 11,754 | 48,861 | 111,540 |
| EMPLOYEES | 17,845 | 77,936 | 169,043 |
| AVERAGE HH INCOME | \$109,432 | \$97,743 | \$99,355 |





Tenant Roster

| | | | | | | | | |
|-------|------------------------|--------|-------|--------------------------|--------|-------|----------------------------|-------|
| S1-1 | Pediatric Associates | 9,000 | A-4 | Best Buy | 36,306 | S5-3 | T-Mobile | 2,737 |
| S1-2 | Vision Today | 2,270 | S3-1 | Good Feet | 1,450 | S5-4 | DOMU | 2,726 |
| S1-3 | Bon Chon | 2,334 | S3-2 | Milan Laser Hair Removal | 1,426 | P-1 | Chase | 3,558 |
| A-1 | Hobby Lobby | 54,967 | S3-3 | Keke's Breakfast Cafe | 4,400 | P-2 | Cheddar's Scratch Kitchen | 7,391 |
| A-2 | 2nd & Charles | 19,522 | S3-4 | Available | 4,172 | P-3 | Chuy's | 7,800 |
| S2-1 | Hopdoddy Burger Bar | 4,000 | S4-1 | HCA Care Now | 4,553 | P-4 | Firebirds Wood Fired Grill | 6,615 |
| S2-2 | The Yard Milkshake Bar | 1,542 | S4-2 | Thrive Infusions | 1,528 | P-5 | Fogo de Chão | 8,995 |
| S2-3a | Deca Dental | 2,500 | S4-3 | Available | 4,581 | P-6 | Moe's Southwest Grill | 2,760 |
| S2-3b | Coming Available | 2,582 | S5-1 | Mission BBQ | 3,502 | P-7.1 | Diamond's Direct | 6,000 |
| S2-6 | Luxy Nails | 2,800 | S5-2a | Petfolk | 2,956 | P-7.2 | Cigars International | - |
| A-3 | PGA Tour Superstore | 24,930 | S5-2 | PopUp Bagels | 1,008 | | | |





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