



# The Markets at Town Center

Jacksonville, FL

Jacksonville (FL)



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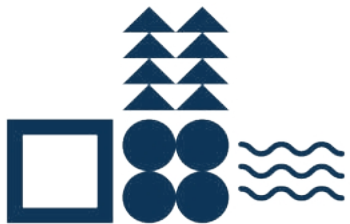
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AERIAL

GROSS LEASABLE AREA (GLA)

254,092 SF



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DENSITY AERIAL



## Property Overview

The Markets at Town Center is a 250,000+ SF grocery-anchored mixed-use destination located in the heart of north Florida's premier shopping district. The unique open-air property serves as part of Jacksonville's vibrant retail core and is comprised of segment leading retailers including Sprouts Farmers Market, Nordstrom Rack, REI, Ulta, and West Marine.

The Markets at Town Center's irreplaceable location at the gateway to greater Jacksonville allows for over 5,000 feet of exposure from three major parkways and expansive trade area. The center serves a customer base that is among the most affluent in Jacksonville and North Florida.



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Available Non-Controlled



TENANT	SQ FT
1 Chipotle Mexican Grill	2,450
2 Mattress Firm	4,550
4 Charles Schwab & Co.	5,908
5 Buff City Soap	3,200
8 Ballard Designs	12,198
12 Sugar Factory	8,000
15 Nordstrom Rack	35,170
16 West Marine	30,392
17 The NOW Massage	3,146
18 Kirkland's	7,623
19 Clelia's Party Dresses	2,937
20 Woof Gang Bakery	1,910
21 Available	4,496
22 J.Crew Factory	7,143
23 Available	3,000
24 Ideal Image	3,177
25 Gloss The Nail Lounge	3,983
26 Available	2,970
27 REI	23,491
28 Ulta	10,009
29 Light On The Sugar	923
30 Bento Asian Kitchen + Sushi	2,502
31 Cooper's Hawk Winery & [...]	13,175
32 Gen Korean BBQ	5,600
33 OVME	2,457
34 Palmetto Moon	6,400
35 InFocus Eyecare	2,000
36 Five Below	8,212
37 DXL Mens Apparel	6,908
38 Sprouts Farmers Market	30,162
R10	
R12	
S45	

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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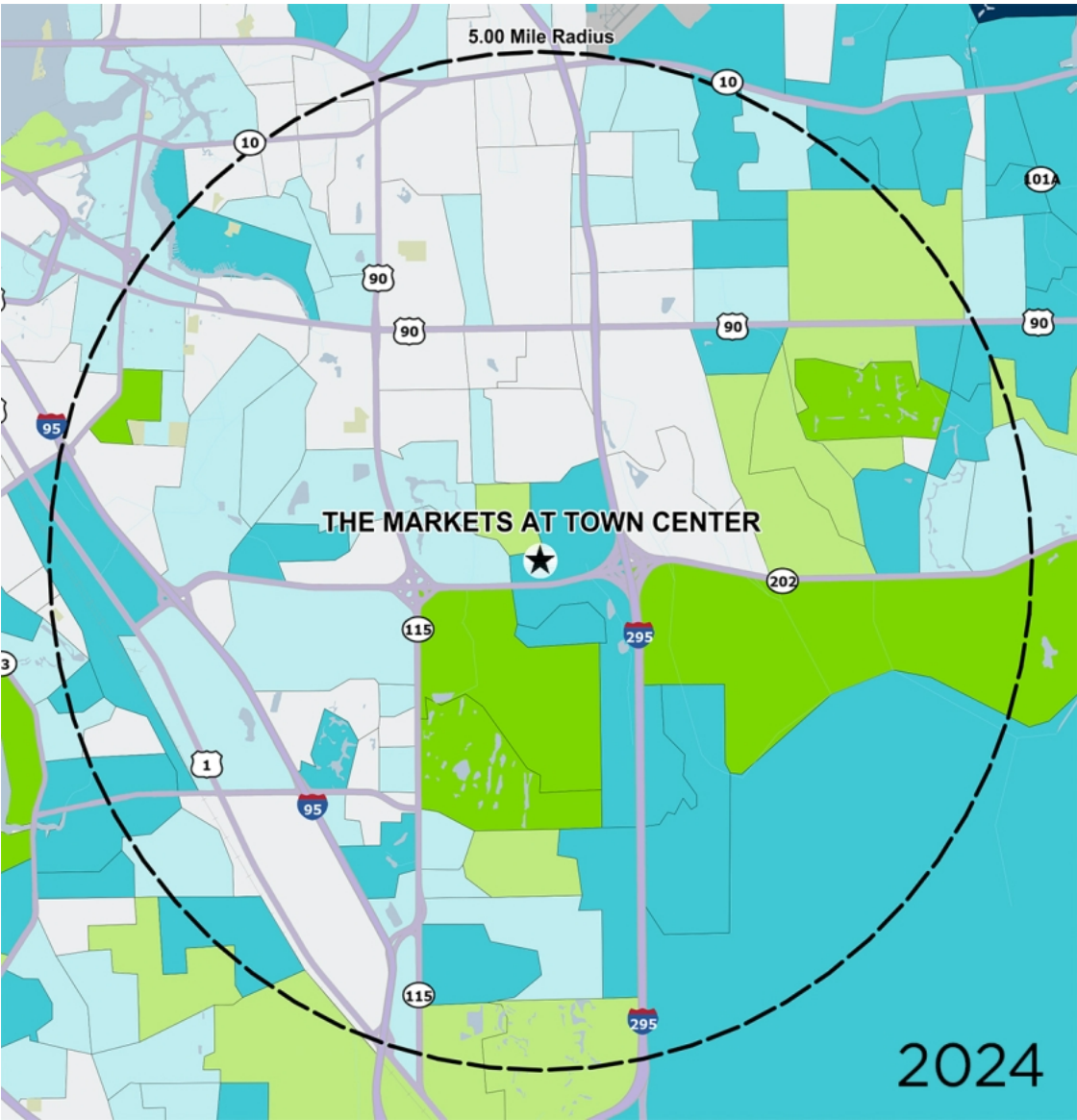
COMPETITION MAP

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by Block Group

## Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	10,849	76,863	197,212
Daytime Pop	19,318	104,895	265,539
Households	5,861	34,053	84,711
Average HH Income	\$116,093	\$99,856	\$98,719
Median HH Income	\$89,736	\$77,946	\$76,431
Per Capita Income	\$62,728	\$45,635	\$43,168

## Average Household Income

Popstats, 4Q 2024, Trade Area Systems



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Town Center Pkwy. & Big Island Dr., Jacksonville, FL



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