



# River City Marketplace

Jacksonville, FL  
Jacksonville (FL)



**Spencer Phelps**  
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AERIAL



GROSS LEASABLE AREA (GLA)	637,280 SF
PARKING SPACES	5,335
PARKING RATIO	8.37 per 1,000 SF

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DENSITY AERIAL



## Property Overview

River City Marketplace is the largest shopping complex in northern Jacksonville, Florida. The expansive center is home to over 80 retailers, with strong representation among category-leading brands, including Florida's only Duluth Trading location. Anchor tenants BJ's Wholesale and shadows Walmart and Lowe's, plus numerous other national tenants. Easily accessible from busy Airport Center Drive, the property has excellent highway visibility from I-95. Directly across from UF Health Medical Complex. There are numerous new multi-family units either proposed or under construction within five miles of the center.

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www.kimcorealty.com/125330

■ Available ■ Non-Controlled



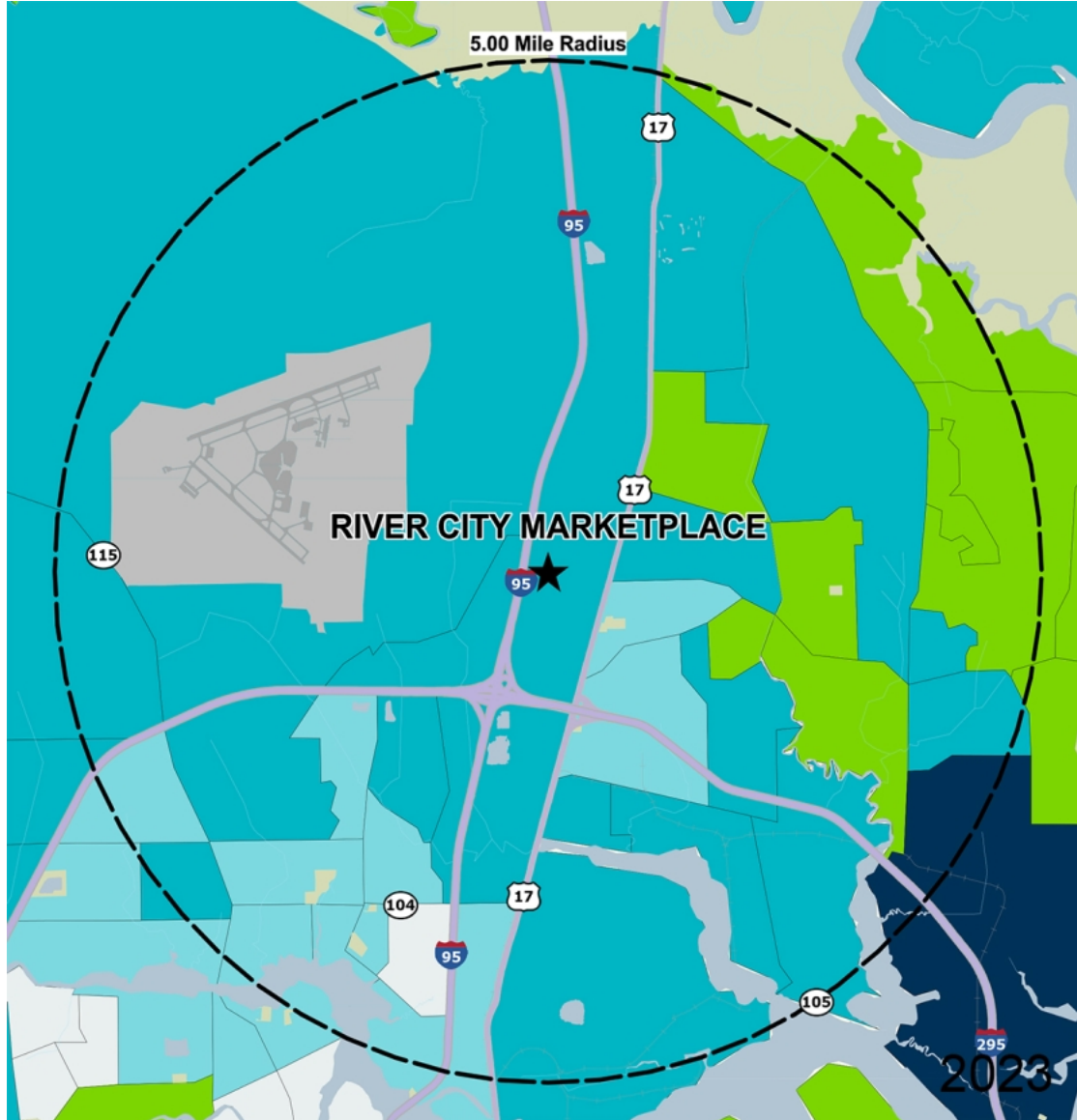
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TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Office Depot	20,060	23 Available	2,005	44 America's Best Contacts & [...]	4,152	64 Brazils Waxing Center	1,600
2 Ashley	41,820	24 Fuji Yama Japanese Steakhouse	4,001	45 Uniform-T	3,995	65 T-Mobile	2,298
3 Nail Studio	1,546	25 Randstad	1,400	46 Ashley Stewart	4,263	66 Available	2,500
4 Hair Cuttery	1,607	26 Green Papaya Pan Asian Cuisine	3,487	47 DTLR	4,000	67 Available (Former Restaurant)	2,344
5 Tsaocaa Tea	1,607	27 Smallcakes Cupcakery & Creamery	1,601	48 Torrid	4,019	68 Supercuts	1,603
6 Barnett Jewelers	1,606	28 Available	2,570	49 Foot Locker	5,862	69 Available (Former Restaurant)	1,600
7 uBreakiFix by asurion	1,600	29 Best Buy	30,332	50 HomeGoods	25,000	70 Cold Stone Creamery	1,600
8 Million Nails & Spa	3,044	30 PetSmart	20,077	51 Rack Room Shoes	6,024	71 Sally Beauty Supply	1,600
9 GNC	1,600	31 Dollar Tree	9,995	52 Lane Bryant	7,000	72 Wasabi Sushi	1,600
10 GameStop	1,954	32 Available	3,253	53 Kay Jewelers	2,500	73 A&D Buffalo's	1,600
11 Florida Blue	2,811	33 Five Below	10,350	54 Bath & Body Works	3,255	74 Blaze Fast Fire'd Pizza	2,785
12 Five Guys Burgers and Fries	2,520	34 Men's Wearhouse	5,037	55 Old Navy	15,108	75 Starbucks	1,758
15 Sportsman's Warehouse	39,968	35 Visionworks	2,627	56 Panera Bread	4,512	76 Jersey Mike's Subs	1,393
16 Burlington	39,991	36 Claire's Boutiques	1,453	57 River City Nails & Day Spa	3,815	77 Peterbrooke Chocolatier	1,318
17 BJ's Wholesale Club	103,005	37 Tropical Smoothie Cafe	1,800	58 Carter's	3,989	78 Integration Spa	2,386
18 Duluth Trading Company	14,551	38 Texas Roadhouse	7,647	59 Michaels	21,313	79 AT&T Mobility	5,133
19 Salsas Cocina Mexicana & Cantina	3,951	40 Chili's	6,217	60 Ross Dress for Less	30,187	80 Hardee's	3,472
20 Ritzy Nail Spa	4,000	41 Buffalo Wild Wings	6,081	61 Mattress Firm	4,820	81 Tijuana Flats	3,259
21 F45 Training	3,160	42 Cracker Barrel	10,003	62 OneMain Financial	1,686	82 Aspen Dental	2,400
22 Once Upon A Child	4,500	43 David's Bridal	7,524	63 Xfinity	1,600	S39 The Juicy Crab	5,930

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.



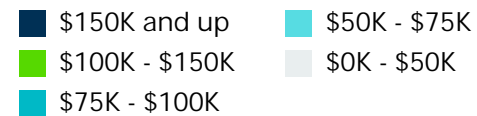
by Block Group

## Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	4,342	32,226	75,840
Daytime Pop	10,948	37,615	73,213
Households	1,969	12,359	28,338
Average HH Income	\$77,394	\$87,218	\$85,077
Median HH Income	\$63,865	\$69,930	\$66,605
Per Capita Income	\$35,308	\$33,792	\$32,043

## Average Household Income

Popstats, 4Q 2023, Trade Area Systems



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City Center Blvd. & Airport Center Dr., Jacksonville, FL



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