



River City Marketplace

Jacksonville, FL
Jacksonville (FL)



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AERIAL



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GROSS LEASABLE AREA (GLA)	637,640 SF
PARKING SPACES	5,335
PARKING RATIO	8.37 per 1,000 SF



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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■ Available ■ Non-Controlled



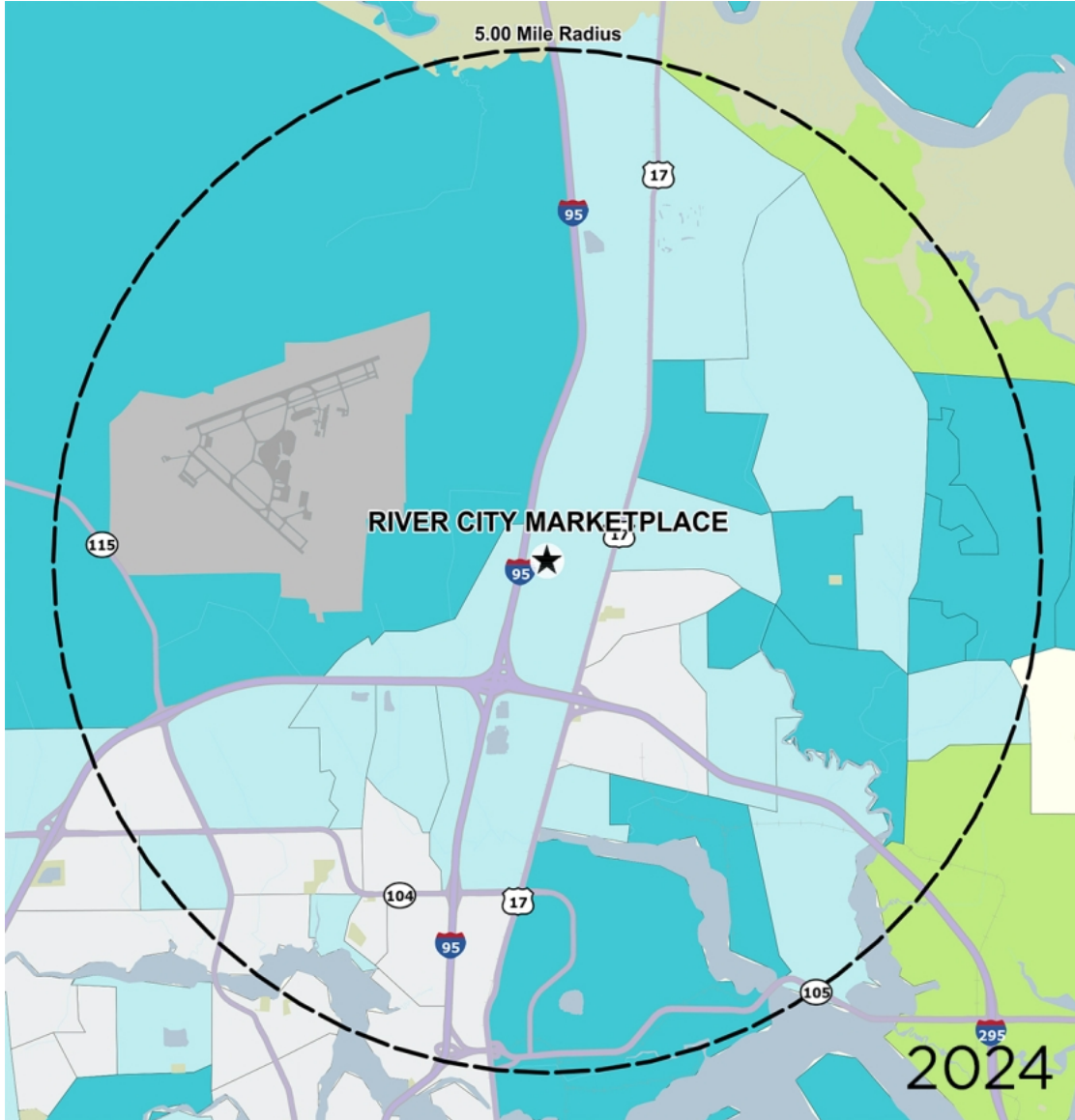
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TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Total Wine & More	20,060	23 Available	2,005	45 Uniform-T	3,995	66 Available	2,500
1 Total Wine & More	20,060	24 Fuji Yama Japanese Steakhouse	4,001	46 Ashley Stewart	4,263	67 Available (Former Restaurant)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

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

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	4,832	33,374	78,461
Daytime Pop	9,162	38,017	74,732
Households	2,173	12,821	29,373
Average HH Income	\$82,635	\$92,493	\$90,947
Median HH Income	\$64,790	\$73,069	\$71,244
Per Capita Income	\$37,354	\$35,862	\$34,291

Average Household Income

Popstats, 4Q 2024, Trade Area Systems



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



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