



Parkway Shops

Jacksonville, FL
Jacksonville (FL)



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DENSITY AERIAL



Property Overview

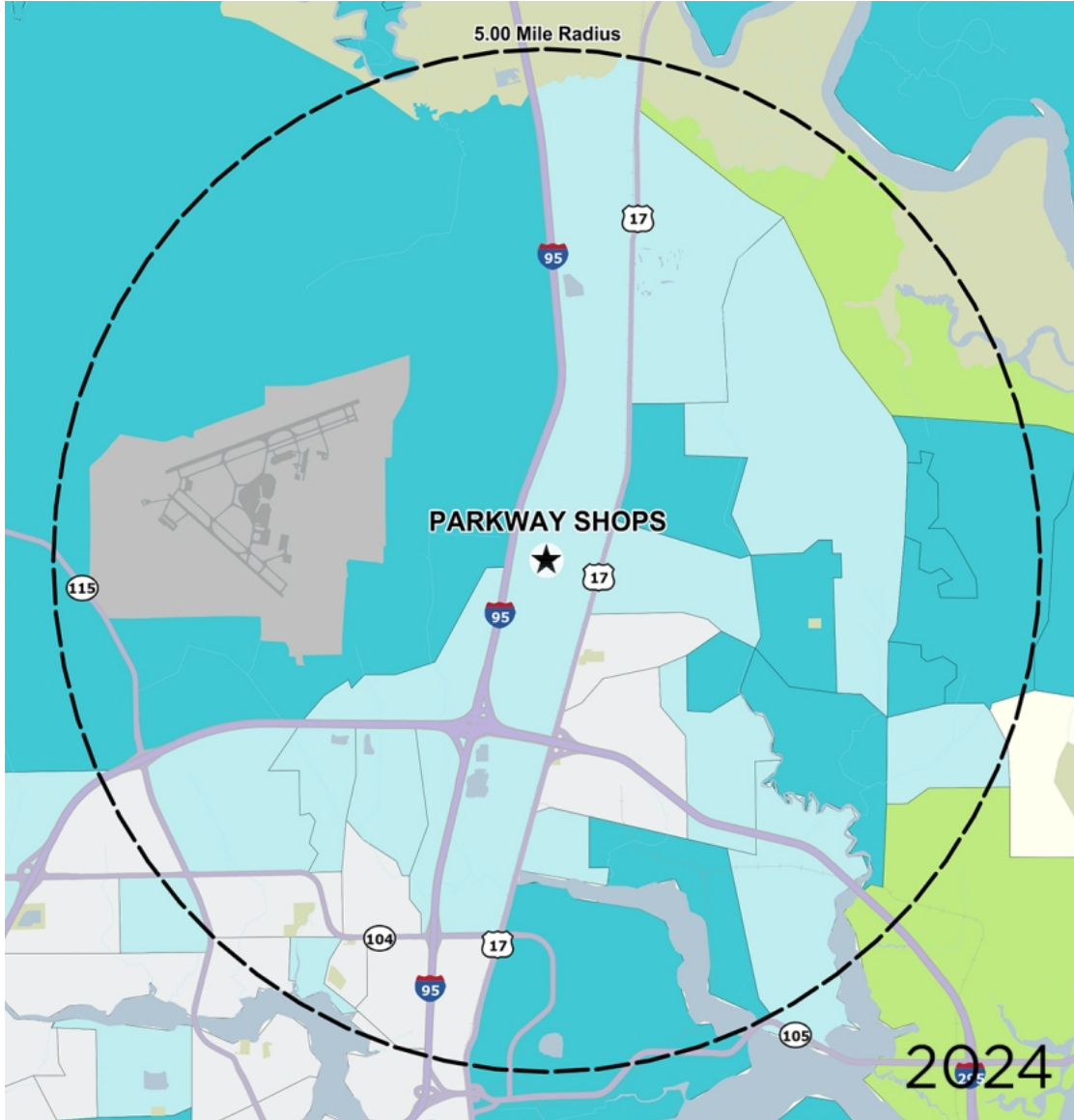
Parkway Shops is a popular open-air center located in Jacksonville, Florida. The grocery-anchored property is home to many best-in-class big box national retailers. The asset also benefits from its walking proximity to another Kimco's Jacksonville asset, River City Marketplace, the largest lifestyle shopping center in northern Jacksonville. This center features excellent visibility from I-95 and ease of access from Airport Center Drive and is located directly across UF Health Medical Complex. There are numerous new multi-family units either proposed or under construction within 5 miles of the center.

■ Available ■ Non-Controlled

TENANT	SQ FT
1 Available	1,612
2 Nails and Beyond	1,600
3 Vision Express	1,866
4 Marshalls	25,000
5 Dick's Sporting Goods	45,000
6 Ulta	9,896
7 Newk's Eatery	4,140
13 Hobby Lobby	55,000



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	4,760	31,610	74,494
Daytime Pop	7,982	36,389	70,992
Households	2,068	12,043	27,768
Average HH Income	\$85,277	\$94,219	\$92,777
Median HH Income	\$69,637	\$75,133	\$73,101
Per Capita Income	\$37,178	\$36,289	\$34,838

Average Household Income

Popstats, 4Q 2024, Trade Area Systems



Parkway Shops

Max Leggett Pkwy. & Airport Center Dr., Jacksonville, FL



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