South Beach Parkway

Jacksonville Beach, Florida

317 - 860 Marsh Landing Parkway, Jacksonville Beach, FL 32250

- Fully leased Publix and Target anchored shopping center in Jacksonville Beach, Florida
- Located at the gateway to the beaches and Ponte Vedra, this premiere property has excellent visibility and access from 3rd Street/A1A and J. Turner Butler Boulevard
- Tenant mix includes Publix, Target, Ace Hardware, Books a Million, Chick-fil-A, First Watch, Chili's, Pearle Vision, Rack Room Shoes, Bank of America and more



KEY TENANTS

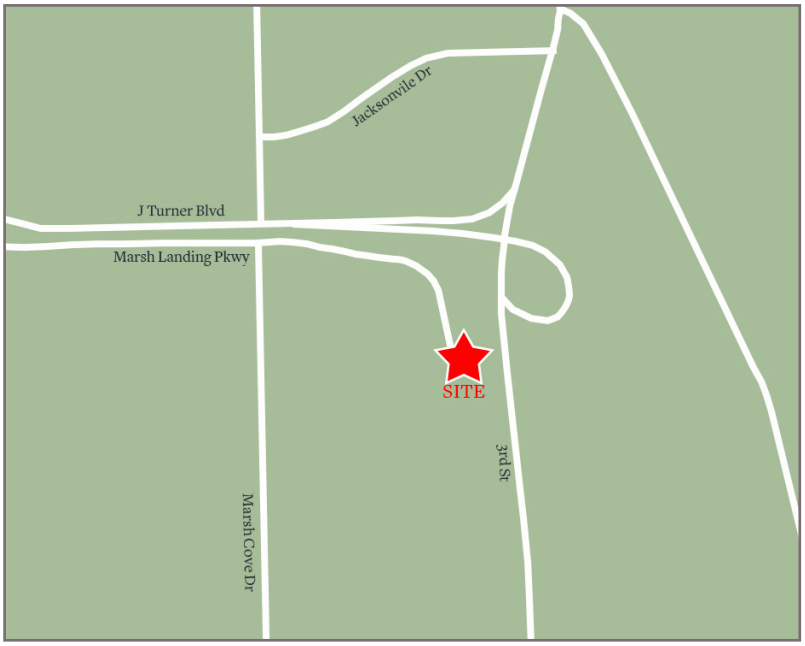
Publix, Target, Ace Hardware, Books a Million, Chick-fil-A, First Watch, Chili's and Rack Room Shoes.

TRAFFIC COUNTS

A1A	37,907	AADT
Marsh Landing Parkway	8,722	AADT

DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	8,527	34,174	82,015
Households	4,271	16,236	37,757
Avg HH Income	$213,239	$214,995	$187,627
Daytime Pop	6,453	23,170	45,698



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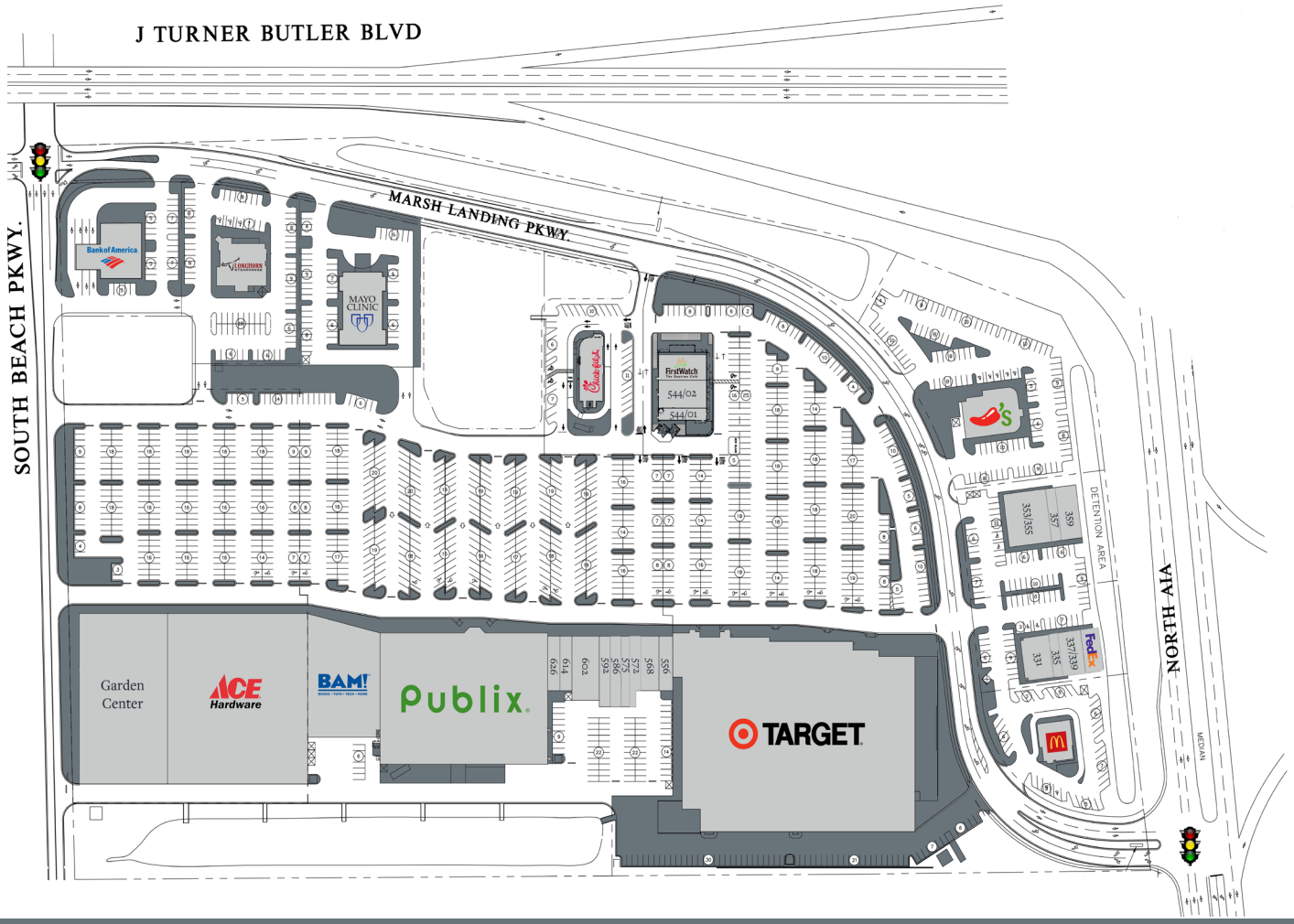
Tenant	Sf	Ste
McDonalds	3,231	317
Sierra Grill	3,200	331
Los Andes Restaurant	1,300	335
Nail Spa	1,757	337/339
Fed X Office	2,505	341
Broudy Liquors	5,900	353/355
Firehouse Subs	1,300	357
Pearle Vision	2,800	359
Main Squeeze Juice Company	1,500	544/01
F45	3,500	544/02
First Watch	3,500	544
T-Mobile	1,736	556
Mantra Hair Salon	2,535	568
H&R Block	1,371	572
GNC	1,500	578
IVX Health	2,000	586
Chick-fil-A	4,179	590
Renna's Pizza	2,000	592
Rack Room Shoes	4,500	602
Supercuts	1,700	614
Q Sushi	1,700	626
Publix	56,146	670
Books-A-Million	21,000	738
Longhorn Steaks	4,960	796
Turner Ace Hardware	53,752	1
Target Stores	114,000	2
Bank of America	4,384	3
Mayo Clinic	8,000	4
Chili's	6,000	5



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