

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

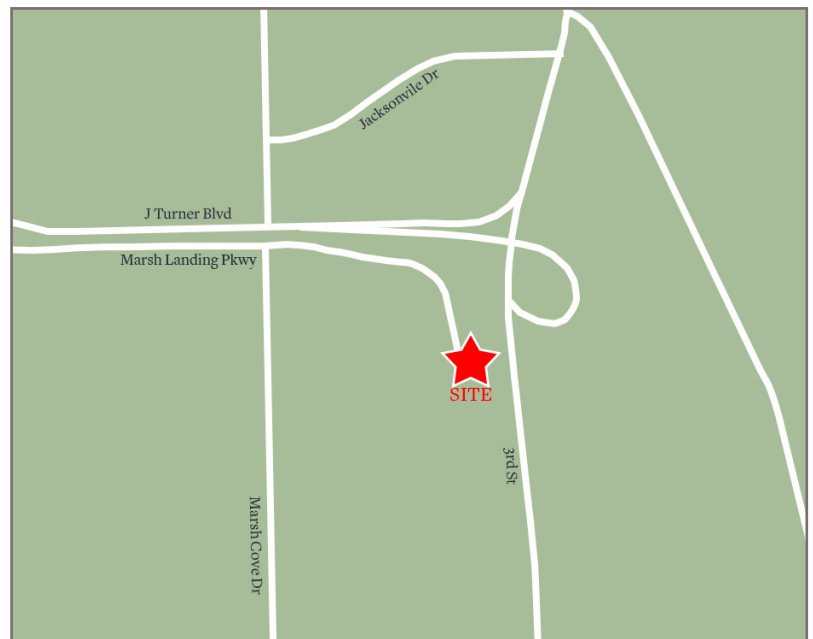
Publix, Target, Ace Hardware, Books a Million, Chick-fil-A, First Watch, Chili's and Rack Room Shoes.

TRAFFIC COUNTS

A1A	34,500	AADT
Marsh Landing Parkway	11,500	AADT

DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	7,917	33,350	77,137
Households	4,076	16,030	36,493
Avg HH Income	\$114,467	\$122,565	\$110,397
Daytime Pop	5,179	21,906	57,045



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Tenant	Sf	Ste	Tenant	Sf	Ste
McDonalds	3,231	317	GNC	1,500	578
Sierra Grill	3,200	331	Lifestyles Reality Web	2,000	586
Wok N Roll	1,300	335	Chick-fil-A	4,179	590
Nail Spa	1,000	337	Renna's Pizza	2,000	592
Barber Studio	757	339	Rack Room Shoes	4,500	602
Fed X Office	2,505	341	Supercuts	1,700	614
Broudy Liquors	4,600	353	Q Sushi	1,700	626
Espling Jewelers	1,300	355	Publix	56,146	670
Firehouse Subs	1,300	357	Books-A-Million	21,000	738
Pearle Vision	2,800	359	Longhorn Steaks	4,960	796
Yogaberry	1,500	544/01	Turner Ace Hardware	53,752	1
Mattress One	3,500	544/02	Target Stores	114,000	2
First Watch	3,500	544	Bank of America	4,384	3
T-Mobile	1,736	556	Mayo Clinic	8,000	4
Mantra Hair Salon	2,535	568	Chili's	6,000	5
Marsh Landing Cleaners	1,350	572			

