



# TOWN & COUNTRY SHOPPING CENTER

Palatka, Florida

Town and Country Shopping Center is located at the intersection of State Road 19 and St John's Ave in the beautiful town of Palatka, Florida.



**UNDER REDEVELOPMENT**

## CENTER PROFILE

Total Square Feet	196,574
Number of Stores/Services	14
Number of Levels	1
Number of Parking Spaces	639

## MAJOR TENANTS

Publix	44,270 SF
Marshalls	24,274 SF
Bealls Outlet	21,731 SF

## MARKET DEMOGRAPHICS

**3 Mile**

Population	18,835
Number of Households	7,525
Average Household Income	\$50,895

**5 Mile**

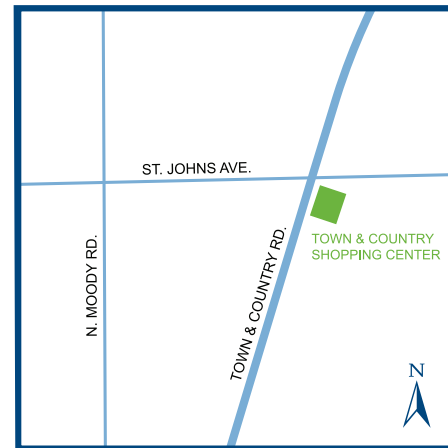
Population	23,637
Number of Households	9,585
Average Household Income	\$54,776

**10 Mile**

Population	38,727
Number of Households	15,896
Average Household Income	\$53,743

**Daily Vehicle Count**

State Road 19	18,000
St. John's Avenue	8,300



**TOWN & COUNTRY SHOPPING CENTER**  
135 Town & Country Drive  
Palatka, FL 32177

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### TENANT LIST

#### SPORTING GOODS AND APPAREL

Hibbett Sports	9
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#### JEWELRY

Treasure Fine Jewelers	8B
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#### HEALTH AND BEAUTY

GNC	7
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#### GENERAL MERCHANDISE & VARIETY

CVS Pharmacy	ED
Dollar Tree	3
Five Below	117

#### RESTAURANT/FOOD

Bamboo Wok	5B
Subway	6

#### SERVICES

Nail Time & Spa	4
Supercuts	8A

#### FITNESS

Planet Fitness	KM1
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#### SPECIALTY SHOPS

PetSense	0-2
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#### MAJOR TENANTS

Bealls Outlet	1
Marshalls	115
Publix	PUB



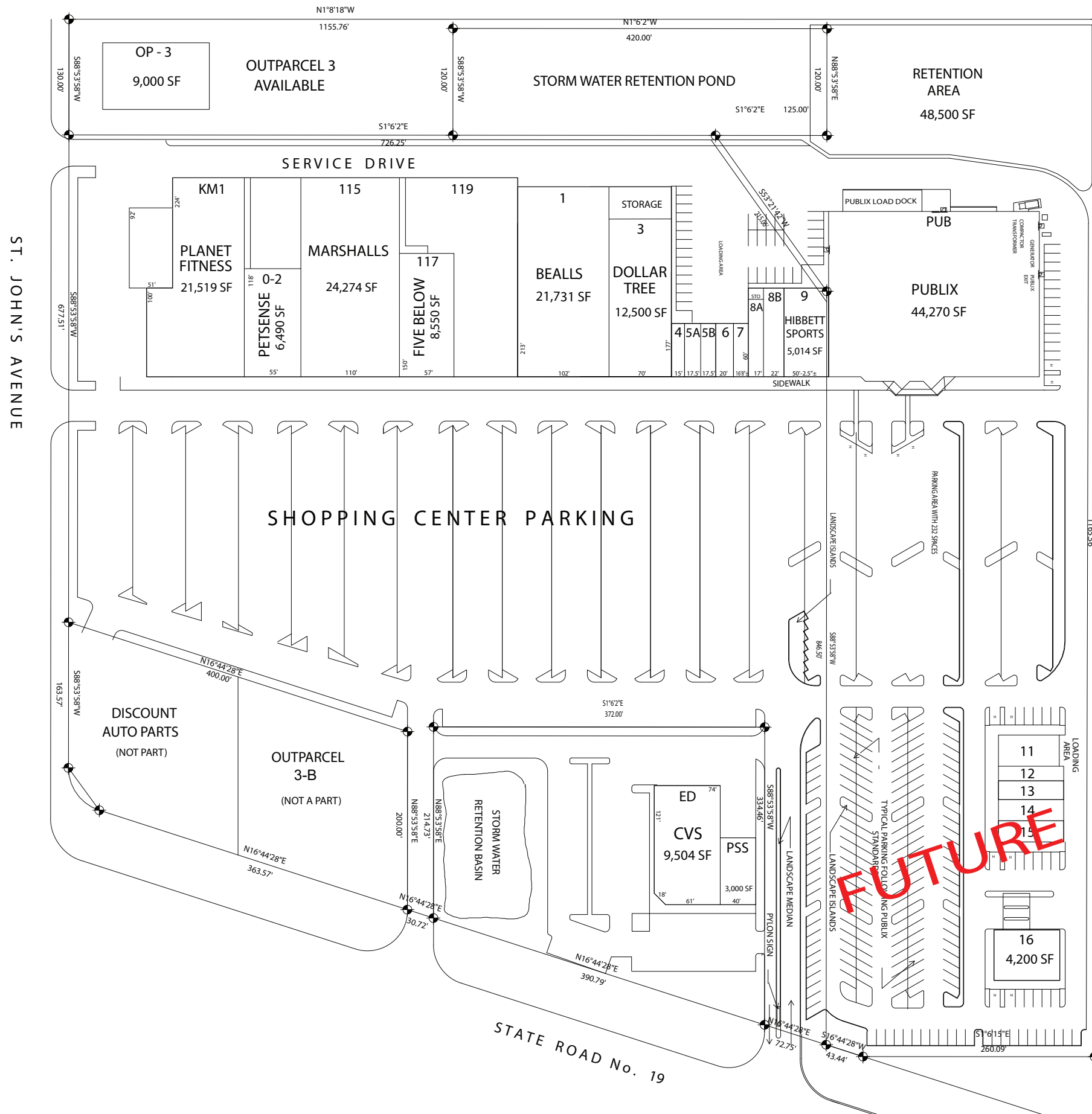
## LEASING INQUIRIES

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[morguard.com](http://morguard.com)



Real Estate Potential. Realized.

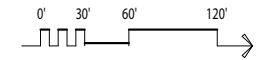
# TOWN & COUNTRY SHOPPING CENTER



## SITE PLAN

SCALE: 1" = 60'-0"

All dimensions subject to field verification.



**CONCEPTUAL SITE PLAN NOTE:**  
 THIS SITE PLAN IS A CONCEPTUAL PLAN. ALL TENANT NAMES ARE PROPOSED OR USED TO SIGNIFY A CLASSIFICATION OR BUSINESS. DO NOT RELY ON THIS PLAN FOR CO-TENANCY.  
 PORTION OF THIS SITE PLAN AND TENANT DATA WERE FINISHED BY THE OFFICE OF JOHN DeBELLO ARCHITECTS

This exhibit shall not be deemed to be a warranty, representation or agreement on the part of the Landlord that the shopping center will or continue to be as indicated hereon without change, and Landlord may, from time to time and in any manner whatsoever, increase, reduce or change the parking areas or common areas as Landlord shall deem proper, and Landlord reserves the right to change the general layout and to make alterations or additions to, and to build additional stories on the buildings in which the leased premises are contained, and to add buildings adjoining same or elsewhere in the shopping center, and any other changes as may be required by governing authorities. The plan is subject to change, and is neither a warranty, representation nor agreement that prospective tenants and department stores shown here will be tenants or department stores at the location shown or at any other location at this shopping center. All measurements must be field verified.