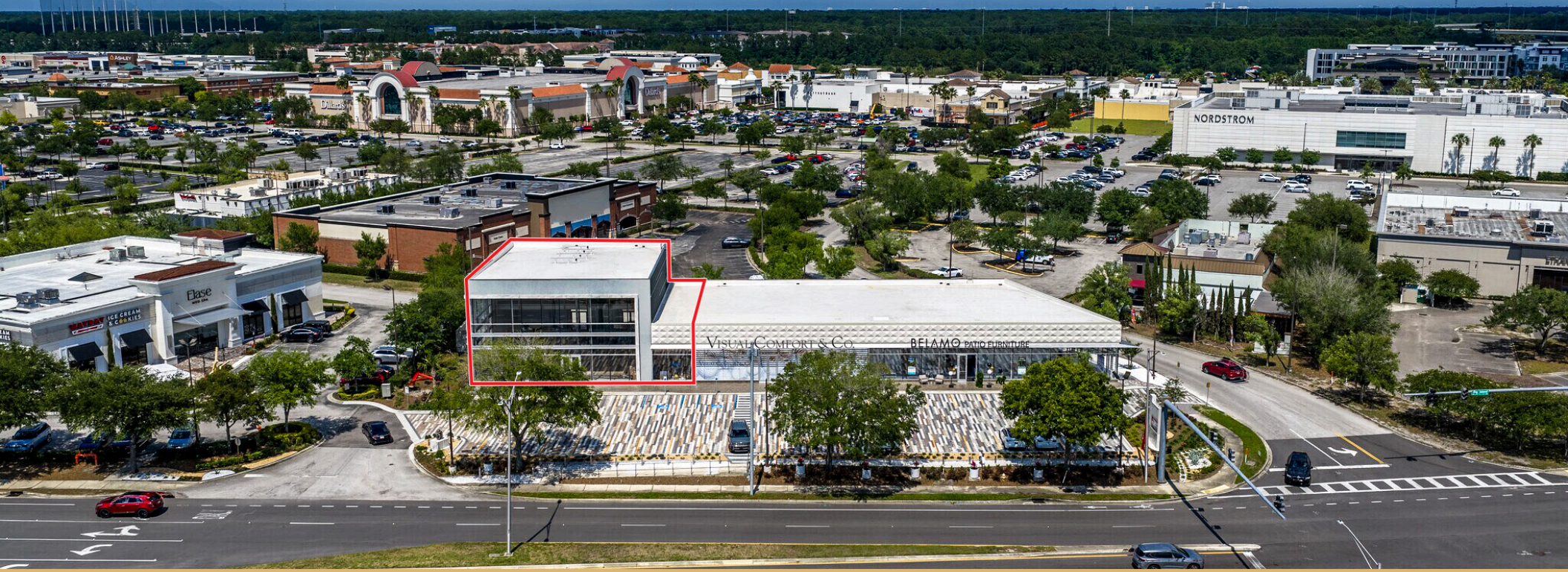


TOWN CENTER — OUTPARCELS —



~1,200 – 7,200 SF AVAILABLE

4907 BIG ISLAND DRIVE, JACKSONVILLE, FL 32246



ASHCO CENTERS

DISCLAIMER: Information and or imagery included is not warranted to be current or correct. Readers should independently verify the information included and conduct an appropriate level of due diligence prior to entering into any transaction or agreement. This is for illustration purposes only and final product is subject to change.

DISCOVER YOUR NEXT LUXURY DESTINATION

AT THE TOWN CENTER IN JACKSONVILLE, FL

TOWN CENTER STATISTICS & INFORMATION

Discover Town Center Outparcels, Shadow Anchored by Simon Malls St. Johns Town Center, the ultimate shopping and dining destination within North Florida **175+ retailers and 20+ nationally recognized restaurants**. Located in the heart of Jacksonville's thriving Retail & Dining district, the Town Center stands as the largest open air Super Regional Mall between Orlando and Atlanta. Strategically positioned at the junction of I-295 and J Turner Butler Boulevard, it offers a premier experience alongside prestigious brands like Gucci, Chanel, Restoration Hardware, Apple, Nordstrom, Dillards, and many more.

- Over **20 million visitors** annually.
- Average sales **~\$1,750 per square foot**, significantly higher than the national average for malls.
- Average household income in the surrounding area exceeding **\$100,000**.
- Over **175 stores**, including high-end retailers like Nordstrom, Louis Vuitton, and Tiffany & Co.
- Jacksonville's metropolitan area population is over **1.5 million** and continues to grow.

ICONIC LOCATION

Largest Super Regional Mall Between Orlando & Atlanta. Strategically located at the signalized first entrance to Town Center. Outparcel to Nordstrom featuring opportunity for signage on Big Island Drive and Buckhead Branch Drive.

DENSE RESIDENTIAL POPULATION

- Surrounded by dense daytime population of **263,211 and 23.5M SF** of office within five miles.
- **8,700+ multifamily units** exist along the Gate Pkwy corridor with another **1,300+ proposed**.
- In close proximity to the future **550-acre** "Seven Pines" residential development by David Weekly and ICI Homes, with **1,600** single-family homes planned.
- Close proximity to UNF with **16,500+ students**.



#1 most populous city in Florida and #10 most populous in the USA according to the US Census.



NEIGHBORS

TIFFANY & Co.



Dillard's



NORDSTROM



GUCCI



MARC JACOBS



VISUAL COMFORT & Co. Est. 1987

ARHAUS your home



MAGGIANO'S LITTLE ITALY

MAYORS





DEMOGRAPHICS

2024 POPULATION

2 Miles	26,812
5 Miles	188,855
10 Miles	592,153

AVG HOUSEHOLD INCOME

2 Miles	\$90,798
5 Miles	\$88,098
10 Miles	\$93,785

CONSUMER SPENDING DETAILS - 10 Miles

Apparel	\$390,327,326
Entertainment, Hobbies & Pets	\$1,136,302,975
Food & Alcohol	\$2,020,800,568
Household	\$1,244,649,203
Transportation & Maintenance	\$1,807,930,257
Health Care	\$362,291,929
Education & Daycare	\$464,333,888
Total Specified Consumer Spending	\$7,426,636,146

TRAFFIC

Butler Blvd x River City Dr N - 0.30 mil	124,157
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Sourced from CoStar







ABOUT ASHCO

Ashco Centers is a vertically integrated commercial real estate firm based in Jacksonville, Florida, specializing in Class A retail. We offer full-service commercial real estate services entirely in-house—including leasing, site selection, design, development, construction, and property management. Our curated portfolio of high-traffic properties supports national retailers, restaurants, boutique brands, medical offices, and local businesses. With landmark locations such as the St. Johns Town Center, River City Marketplace, Jacksonville Beach, and beyond, we create spaces designed to maximize visibility, drive engagement, and foster long-term success for the communities we serve.

We have served the Jacksonville, Florida, community for over six decades, building a reputation for excellence. Our commitment to the success of our tenants is evidenced by our responsiveness, accessibility, and the personal relationships we build with our tenants.



Ashco board is proud to support the following organizations



 **904.242.9000**

 **TASH@ASHCO-INC.COM**

 **ASHCOCENTERS.COM**

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