



## 48,000 SF BIG BOX SUBLEASE OPPORTUNITY | RIVER CITY MARKETPLACE

13075 City Square Dr  
Jacksonville, FL 32218

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# PROPERTY OVERVIEW

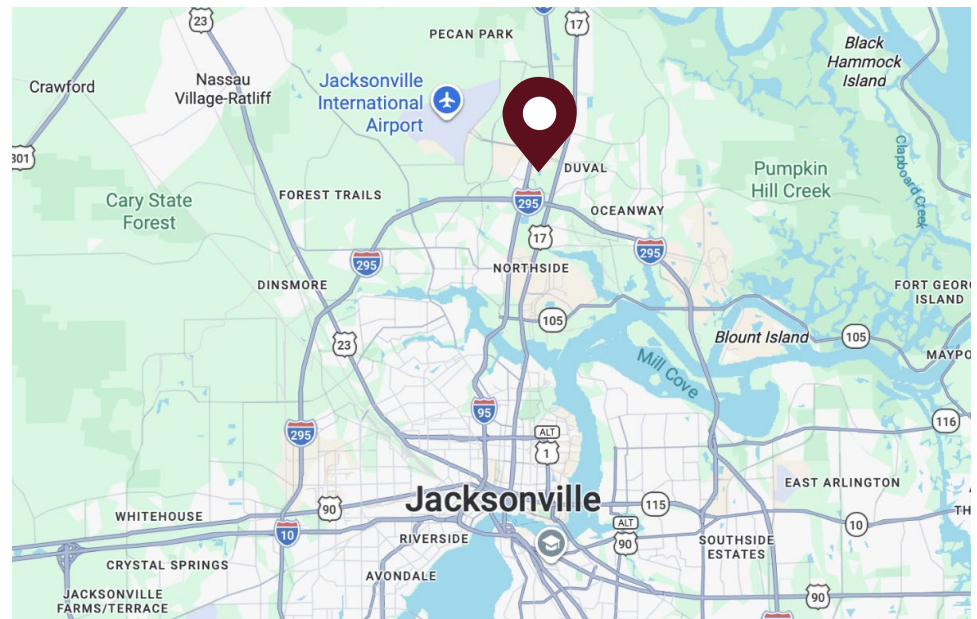
Now available for sublease, this 48,000 SF big-box space is located in Jacksonville's dominant Northside retail destination, River City Marketplace. The space is adjacent to Burlington and situated within a high-traffic power center anchored by top national retailers including Ashley, Best Buy, Lowe's, Old Navy, Regal Cinemas, Ross Dress for Less, Walmart, and more.

The premises is currently occupied by (and operating as) Sportsman Warehouse and is fully built out, offering an exceptional plug-and-play opportunity for retailers seeking immediate presence in a premier trade area. River City Marketplace features over 7,500 shared parking spaces, excellent visibility, and strong regional draw.

Don't miss this rare big-box sublease opportunity in one of Jacksonville's most established and heavily trafficked shopping centers.

## PROPERTY DETAILS

Center name:	River City Marketplace
Property address:	13075 City Square Dr
Sublease Rate:	\$14/SF
NNN:	\$8.02/SF
Size:	48,000 SF
Sublease Expiration date:	May 2032
Building size:	100,636 SF
Tenancy:	2 tenant building
Property type:	Retail Power Center
Year Built:	2007
Parking:	324 surface spaces & 7,673 Surface Spaces in the center
Signage:	Yes
Zoning:	PUD
Docks:	None
Shopping Center Frontage:	City Station Drive 2,056' City Square Dr 1,380'



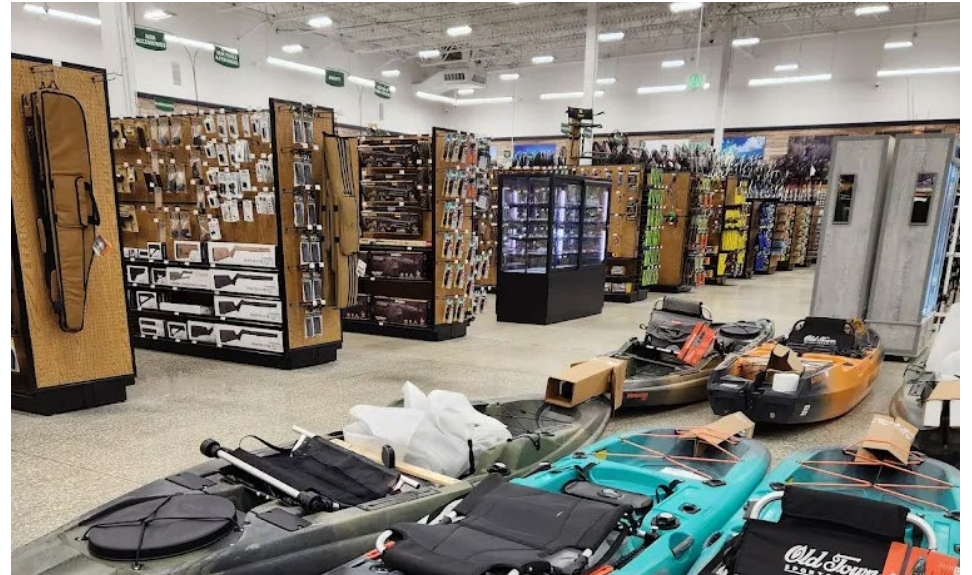
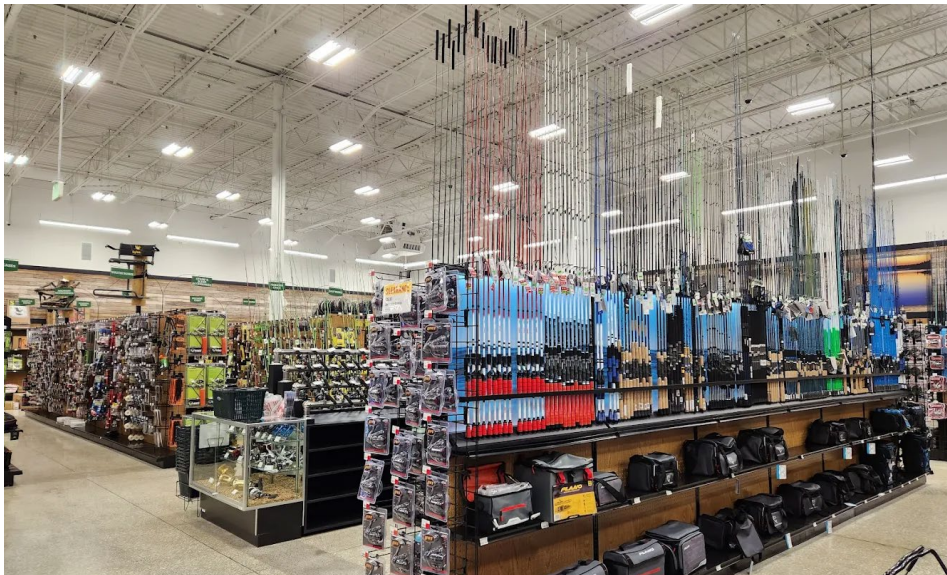
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# INTERIOR PHOTOS



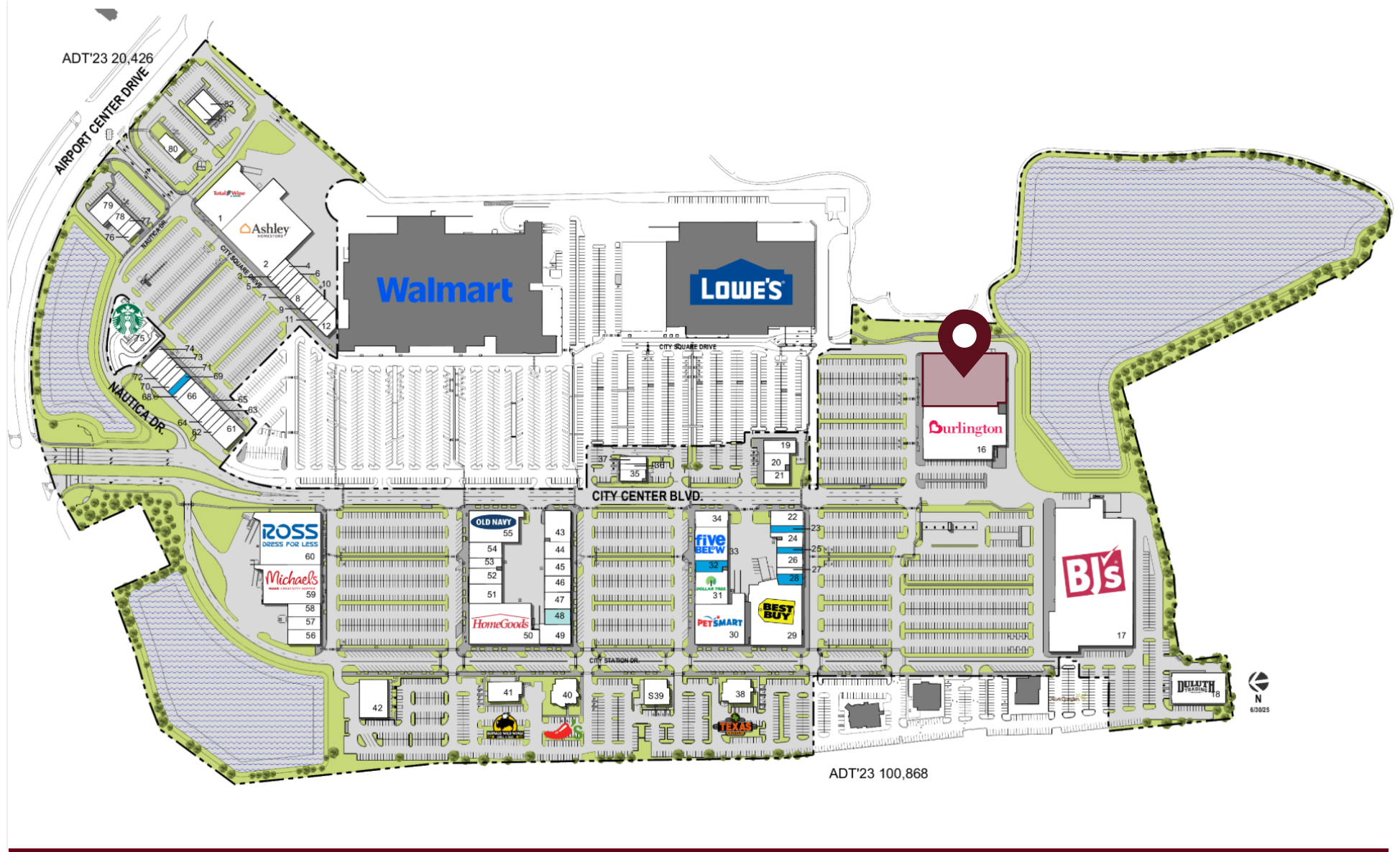
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# SITE PLAN



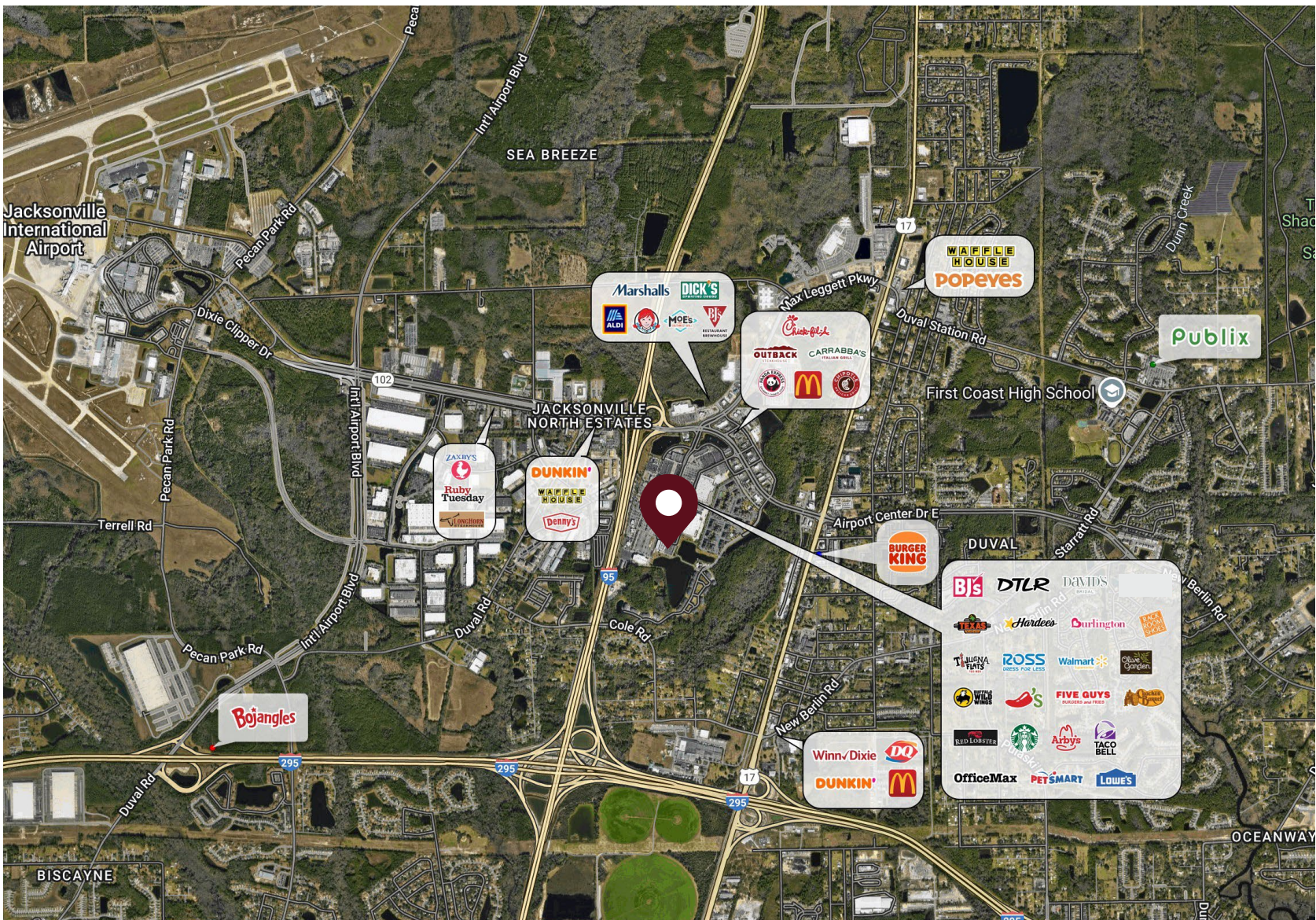
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# SURROUNDING AREA & DEMOGRAPHICS



DEMOS:		
		
Population		
3 Miles		35,917
5 Miles		82,515
		
Median Age		
3 Miles		36.1
5 Miles		35.7
		
Residential Count		
3 Miles		13,862
5 Miles		30,818
		
Average Household Income		
3 Miles		\$99,508
5 Miles		\$99,561

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# EXPLORE RIVER CITY MARKETPLACE

River City Marketplace is the largest shopping destination in North Jacksonville, Florida. The expansive center features more than 80 retailers, with a strong lineup of category-leading national brands, including Florida's only Duluth Trading location. The property is anchored by BJ's Wholesale Club and is strategically positioned in the trade area of Walmart and Lowe's, along with numerous other national tenants.

Conveniently accessed from Airport Center Drive, the center offers outstanding visibility from Interstate 95 and is located directly across from the UF Health Medical Complex. Additionally, multiple new multifamily developments are either proposed or under construction within a five-mile radius, further strengthening the area's growth and consumer base.



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