

4495 ROOSEVELT BLVD

JACKSONVILLE, FL 32210

Ortega
PARK

EXECUTIVE SUMMARY

John Dewberry, renowned for his revitalization of best in location distressed properties across the Southeast, is transforming Jacksonville, Florida's Roosevelt Square into a city-defining destination - again. This time, the venue's revival is accompanied by a new name to suit its luxury: **Ortega Park**.

Mr. Dewberry acquired a much-neglected Roosevelt Mall in 1997 and redeveloped the project into a 300,000 square foot, open-air retail & lifestyle hub. Nearly a quarter century later, its success has had an undeniable impact on the surrounding culture and community.

Today, **Ortega Park** serves some of Jacksonville's most established neighborhoods including Riverside, Avondale, and Ortega. Anchored by a top 10 highest grossing sales Publix, Ulta, & West Marine, **Ortega Park** has become one of the most frequented shopping venues in the region.

With renovations currently underway, **Ortega Park** will grow to approximately 750,000 SF of upscale residential, office, shopping, dining, and lifestyle experiences which will be seamlessly integrated into the project and focalized by **Ortega Alley** – a pedestrian only area to attract the increasingly active culture surrounding the property.

Mr. John Dewberry said, "Over two decades ago, this endeavor started as a way to revitalize an old mall complex, but it has evolved into a community gathering landmark. With this next phase, we want to ensure it continues this way for future generations."

ORTEGA ALLEY

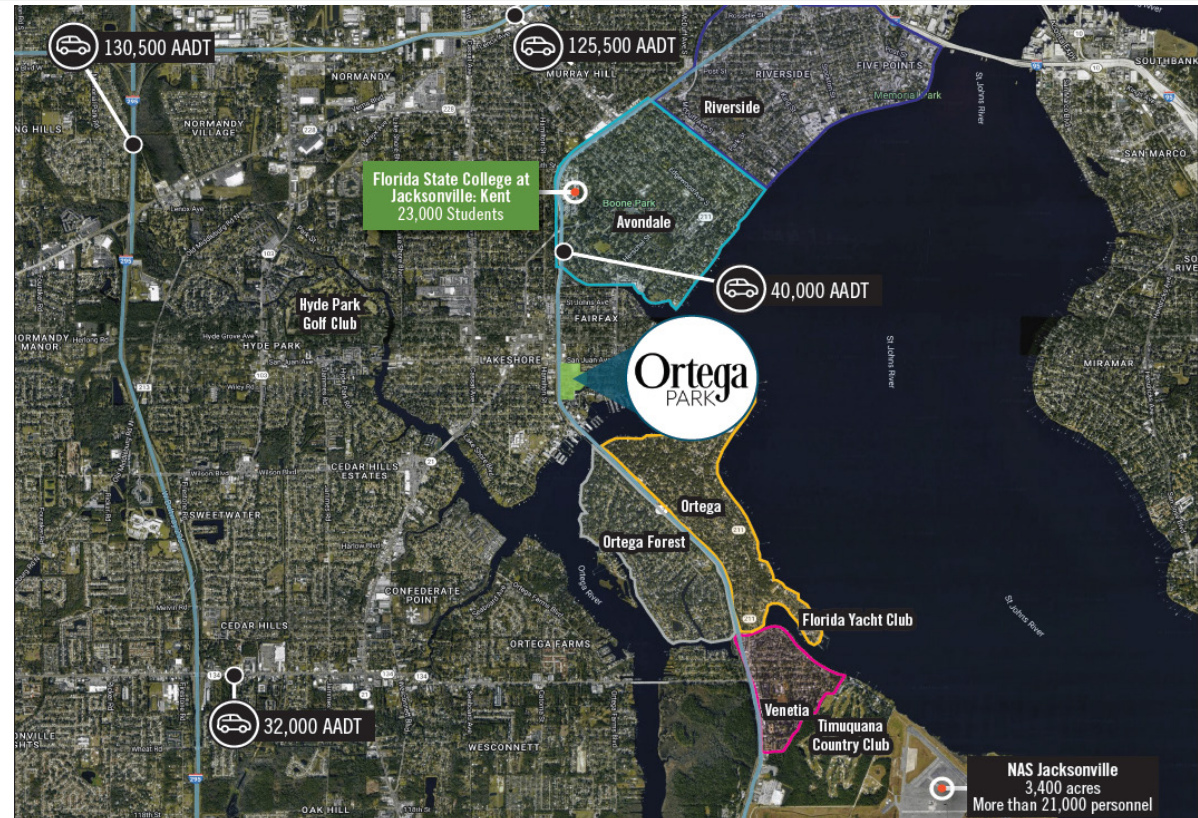
The project's centerpiece is **Ortega Alley**, a pedestrian-only area that is intended to attract and encourage the increasingly active culture surrounding the property. The shopping, dining and lifestyle experiences will be seamlessly integrated and focalized in the illuminated alley.

Enjoy features such as abundant parking, multiple access points and visibility from Roosevelt Blvd., convenience to Downtown Jacksonville, and excellent demographics/traffic counts as the St. Johns and Ortega River surround you.



JACKSONVILLE OVERVIEW

Duval County is the largest city by area (875 square miles) in the contiguous U.S. The city of Jacksonville has an estimated population of 963,130 (2022) which makes it the 12th most populous city in the United States. Jacksonville MSA (Baker, Clay, Duval, Nassau and St. Johns counties) has an estimated population of 1.66M (2022). It is home to the Naval Air Station Jacksonville and the Mayport Naval Station - The 3rd largest fleet concentration in the United States. Jacksonville has a world-class healthcare system, home to one of three Mayo Clinics and one of six MD Anderson Cancer Centers. There are also 3 Fortune 500 companies that are headquartered in Jacksonville. Jacksonville is consistently rated one of the 'Hottest Cities in America' for business expansions and relocations in an annual poll featured in Expansion Management magazine.



TENANT RECAP



AT&T

Publix

West Marine

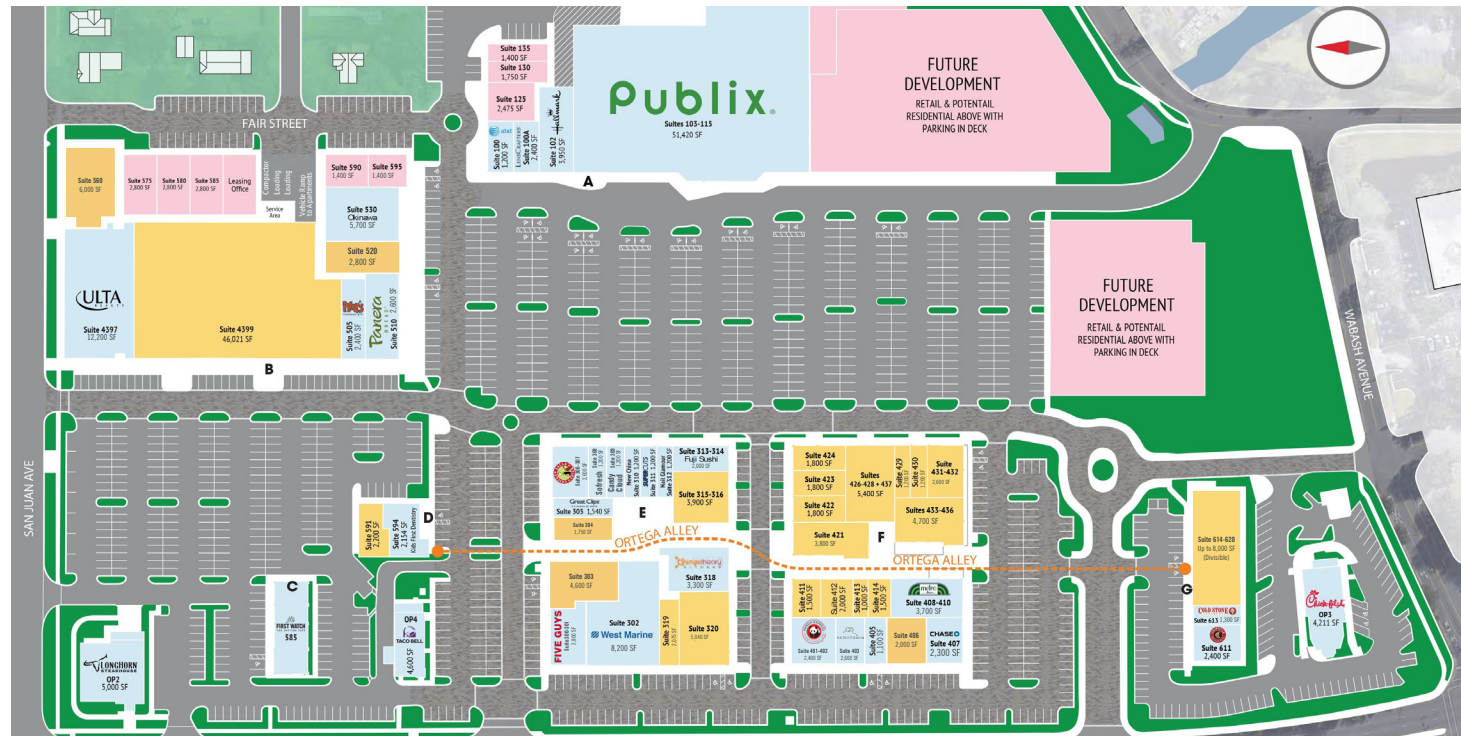
Great Clips



CHIPOTLE



FIVE GUYS



SUITE	TENANT	SQ FT	SUITE	TENANT	SQ FT	SUITE	TENANT	SQ FT	OUTPARCELS	TENANT	SQ FT
BUILDING A			BUILDING D			313-314			414		
100	AT&T	1,200	591	AVAILABLE	2,200	315-316	AVAILABLE	3,900	421	AVAILABLE	3,720
100A	LensCrafters	2,400	594	Kids First Dentistry	2,154	318	Orange Theory	3,300	422	AVAILABLE	1,800
102	Hallmark	3,950	BUILDING E			319	AVAILABLE	2,075	423	AVAILABLE	1,800
103-115	Publix	51,420	300-301	Five Guys	2,800	320	AVAILABLE	5,040	424	AVAILABLE	1,800
BUILDING B			302	West Marine	8,200	BUILDING F			426-428+437	AVAILABLE	5,400
4397	ULTA	12,201	303	AVAILABLE	4,600	401-402	Panda Express	2,400	429	AVAILABLE	1,200
4399	AVAILABLE	46,021	304	AVAILABLE	1,750	403	Serotonin Centers	2,600	430	AVAILABLE	1,200
505	Moe's Southwest Grill	2,400	305	Great Clips	1,540	405	The Peach Cobbler Factory	1,100	431-432	AVAILABLE	2,600
510	Panera Bread	2,600	306-307	Chicken Salad Chick	2,600	406	AVAILABLE	2,000	433-436	AVAILABLE	4,700
520	AVAILABLE	2,800	308	SoFresh	1,200	407	Chase Bank	2,300	BUILDING G		
530	Okinawa	5,700	309	Candy Cloud	1,200	408-410	Metro Diner	3,700	611	Chipotle	2,400
560	AVAILABLE	6,000	310	New China	1,200	411	AVAILABLE	1,500	613	Cold Stone	1,300
BUILDING C			311	Supercuts, Inc.	1,200	412	AVAILABLE	2,000	614-620	AVAILABLE	8,000 (Divisible)
585	First Watch	3,850	312	Nail Glamour	1,200	413	AVAILABLE	1,000			

DEMORGRAPHICS

1 MILE

3 MILE

5 MILE



POPULATION

Estimated Population (2024)	7,639	76,432	181,318
Projected Population (2029)	7,669	78,390	190,243
Daytime Demographics (2024)	7,574	52,574	173,520



HOUSEHOLDS

Estimated Households (2024)	3,478	33,395	75,823
Projected Households (2029)	3,470	33,982	79,476



INCOME

Estimated Per Capita Income	\$57,284	\$43,347	\$37,747
Estimated Median Household Income	\$88,159	\$68,396	\$64,972
Estimated Average Household Income	\$125,678	\$98,988	\$89,778

Source: REGIS Online (2024)

