



10206 RIVER MARSH DRIVE | JACKSONVILLE, FL 32246

# TROPHY OUTPARCEL FOR LEASE

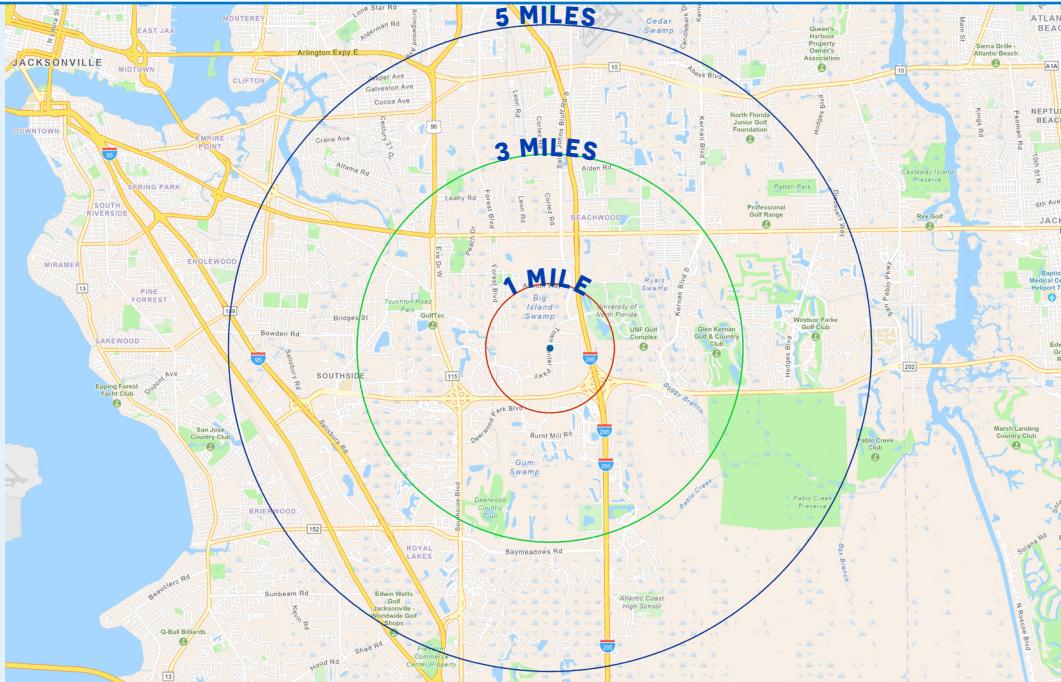
3540 SF DRIVE THRU-1 AC

## PROPERTY HIGHLIGHTS

- Prime Freestanding QSR Opportunity at St. Johns Town Center – For Lease
- Iconic St. Johns Town Center Location: Nestled in Jacksonville's premier super-regional open-air mall, spanning over 1 million sq. ft. with 167+ stores, drawing 15+ million visitors annually for unbeatable brand exposure.
- High-Traffic Hub: Positioned with frontage to Center Pkwy seeing 36,000-39,000 vehicles daily, plus heavy pedestrian flow from nearby shoppers and events—ideal for drive-thru and walk-in QSR.
- Freestanding Restaurant Building: 3,540
- Superior Accessibility: Easy access via I-295, Gate Pkwy, and JTB Blvd, just 20 minutes from Jacksonville International Airport and minutes from major residential and office areas.
- Generous Parking: On-site lot with ample spaces for 50+ vehicles
- Drive-Thru Equipped: Built-in drive-thru lane optimized for high-volume, on-the-go orders

## DEMOGRAPHICS

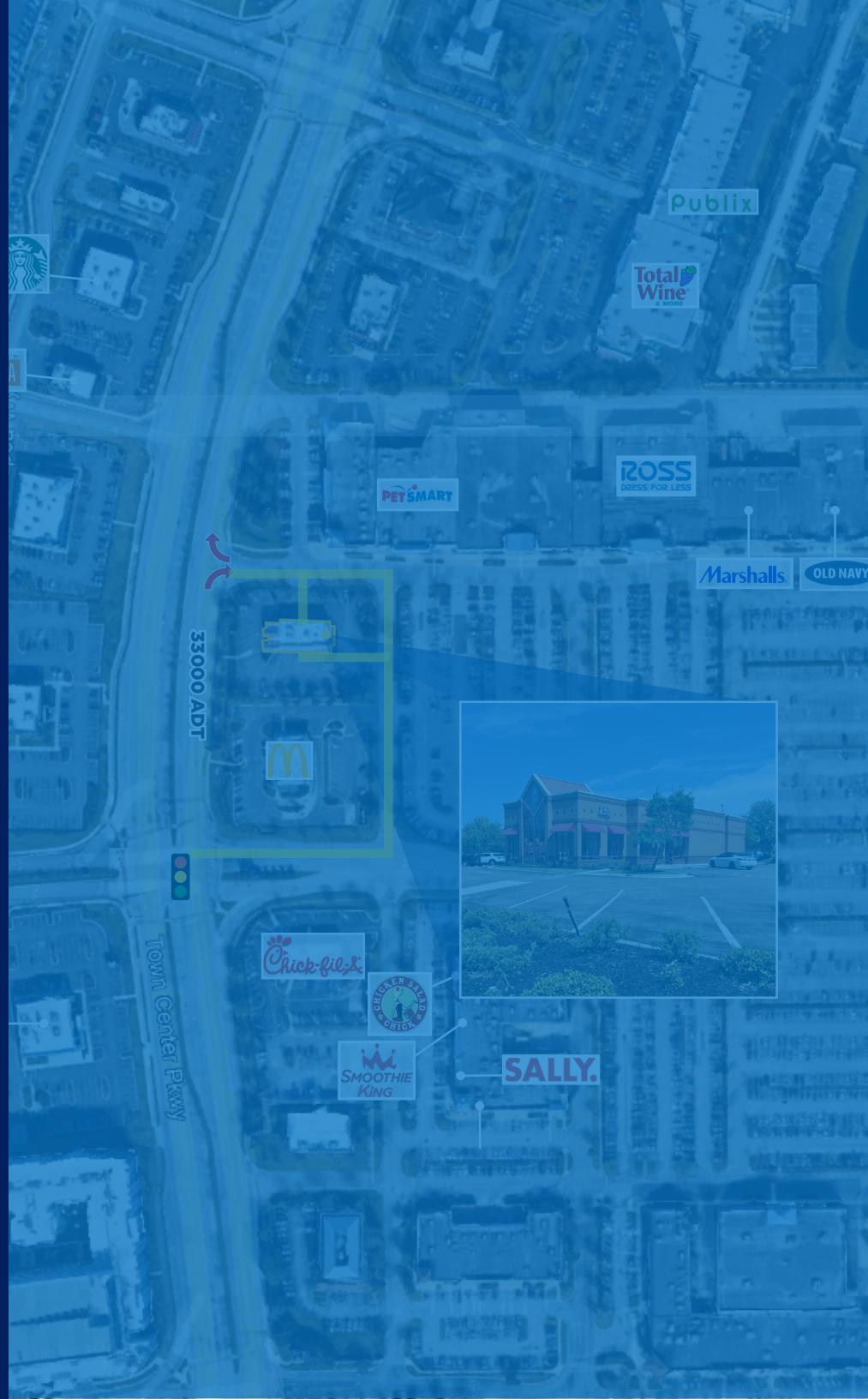
	1 MILE	3 MILE	5 MILE
 POPULATION	7,657	77,139	201,504
 DAYTIME POPULATION	16,891	90,860	253,094
 AVERAGE HH INCOME	\$86,418	\$75,698	\$76,566
 TOTAL HOUSEHOLDS	4,311	34,376	87,642



TRADE  
AREA  
AERIAL

TROPHY OUTPARCEL FOR LEASE • 3,540 SF DRIVE THRU- 1 AC





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# TROPHY OUTPARCEL FOR LEASE

3540 SF DRIVE THRU - 1 AC

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