

# SHOPPES OF TINSELTOWN I & II

9734 Deer Lake Court, Jacksonville, FL 32246

## RETAIL FOR LEASE



## PROPERTY OVERVIEW

- **Available: 1,683 SF & 3,686 SF**
- ± 29,411 SF shopping center
- Located near over 3 million SF of office parks including Fidelity Investments, Florida Blue and Merrill Lynch
- Adjacent to Cinemark Tinseltown Movie Theater
- Site is less than 2 miles away from the St. Johns Town Center
- Strong tenancy and major retailers and restaurants in the area including Mellow Mushroom, Cinemark Theater, McDonalds, Miller's Ale House and Chick-Fil-A

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,177	86,159	227,343
Households	4,529	38,433	96,965
Daytime Pop.	9,028	107,869	220,427
Ave. HH Income	\$88,000	\$98,206	\$99,479



**RICKY OSTROFSKY**  
MANAGING DIRECTOR

📞 904.899.0315

✉️ [Ricky.Ostrofsky@FranklinSt.com](mailto:Ricky.Ostrofsky@FranklinSt.com)

**KAELYN CASSIDY**  
ASSOCIATE DIRECTOR

📞 904.899.0318

✉️ [Kaelyn.Cassidy@FranklinSt.com](mailto:Kaelyn.Cassidy@FranklinSt.com)

Space	Tenant	SF
B1	Mellow Mushroom	4,724
<b>B2</b>	<b>COMING AVAILABLE</b>	<b>1,683</b>
B3	The Scoop N Scootery	1,188
B4	IVX Health	1,647
<b>B5</b>	<b>AVAILABLE</b>	<b>3,686</b>
B6	Norikase	4,308

**CINEMARK™**  
 15 SCREEN COUNT  
 2,800 SEATS  
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DIRECT ACCESS TO  
 GATE PKWY N

Space	Tenant	SF
A1	Bottlenose Brewing	3,118
A2	bb.q Chicken	1,941
A3	Glitz & Glam Nails	2,520
A4	Pho Today	2,600
A5	Jersey Mike's	1,678

**SOUPA!** SOUP & SALAD  
**Senior Loco** Pcos and Tacos  
**Insomnia COOKIES**  
**MYOMASS** strength training  
**PURPLE ROOTS** natural plant based protein



**MILLER'S ALE HOUSE**



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