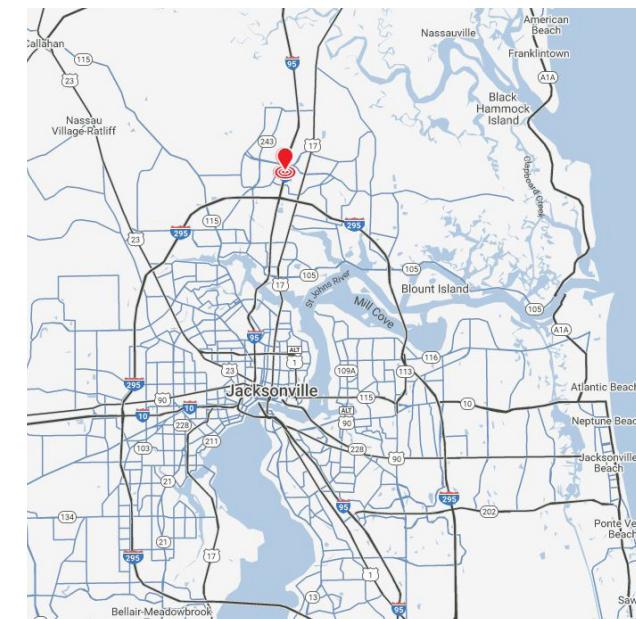


RIVER CITY MARKETPLACE

13000 City Station Drive | Jacksonville, FL 32218



FOR LEASE

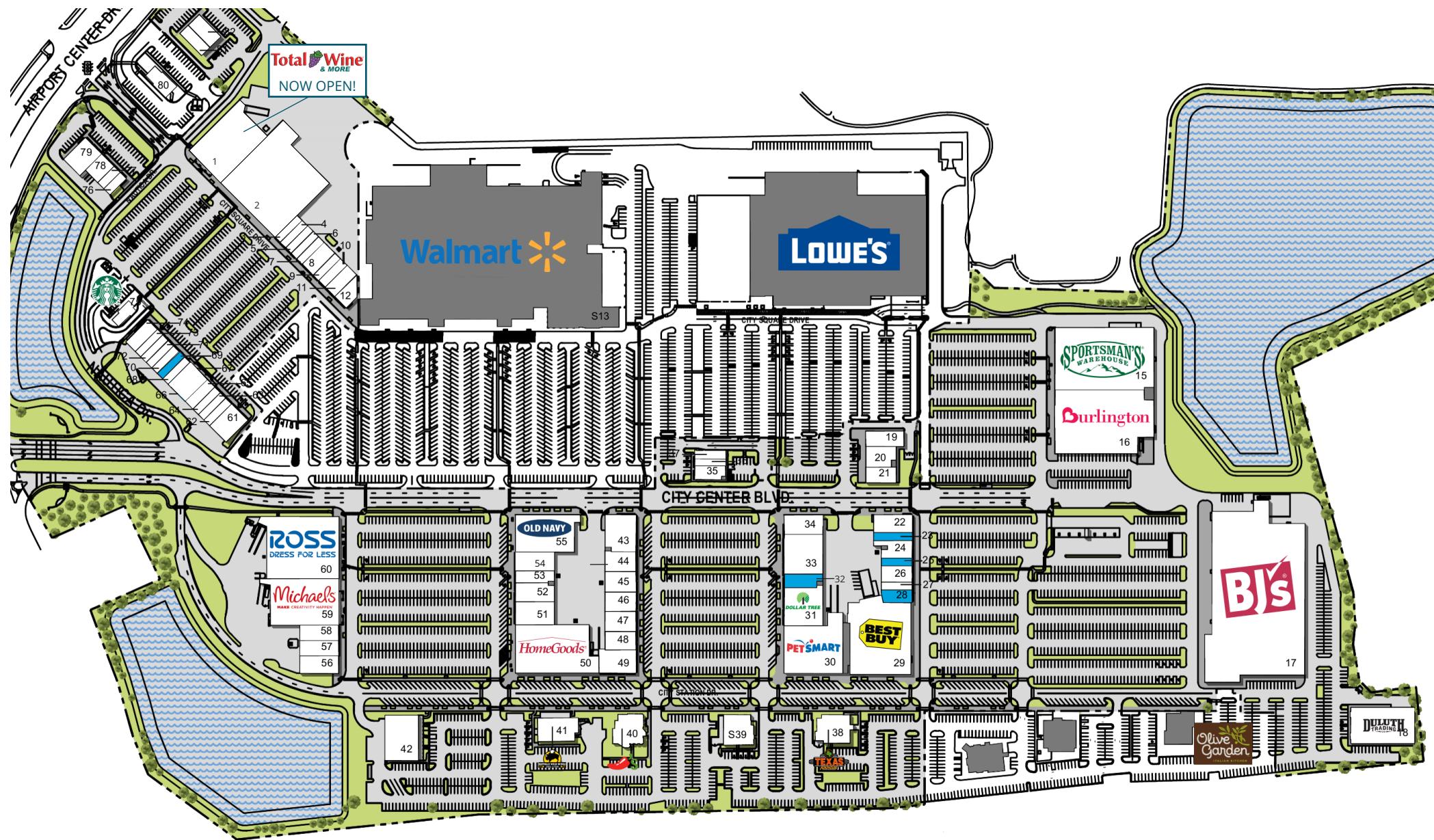


PROPERTY HIGHLIGHTS

River City Marketplace is the largest shopping complex in northern Jacksonville, Florida. The expansive lifestyle center is home to over 80 retailers, with strong representation among category-leading brands, including Florida's only Duluth Trading location. BJ's Wholesale, Sportsman's Warehouse, Ross Dress For Less, Best Buy, Lowe's, Walmart and Burlington serve as the center's major anchor tenants. Located on Airport Center Drive, the property is less than a 10-minute drive from Jacksonville International Airport, and approximately 15 minutes from the 67,000 seat EverBank Stadium, home of the Jacksonville Jaguars. The center is also highly visible from I-95.

- Excellent visibility from I-95 (121,000 AADT) and ease of access from Airport Center Drive with over 20,000 AADT
- Directly across from 210,000 SF UF Health Medical Complex with 250 employees and 216 beds
- Draws from a population of over 971,319 with 63% of shoppers traveling 5 miles or more

	3 Mile	5 Mile	10 Mile
Population	34,766	78,864	267,906
Daytime Population	22,283	47,980	184,885
Ave. Household Income	\$89,230	\$88,672	\$78,511



1	Total Wine & More (NOW OPEN!)	19,700	29	Best Buy	30,332	57	River City Nails & Day Spa	3,815
2	Leased	41,820	30	Petsmart	20,077	58	Carter's	3,989
3	Nail Studio	1,546	31	Dollar Tree	9,995	59	Micheals	21,313
4	Hair Cuttery	1,607	32	AVAILABLE	3,253	60	Ross Dress For Less	30,187
5	Tsaocaa Tea	1,607	33	Five Below	10,350	61	Mattress Firm	4,820
6	Barnett Jewelers	1,606	34	Men's Warehouse	5,307	62	One Main Financial	1,686
7	uBreakiFix by asurion	1,600	35	Visionworks	2,627	63	Xfinity	1,600
8	Million Nails & Spa	3,044	36	Claire's Boutiques	1,453	64	Brazils Waxing Center	1,600
9	GNC	1,600	37	Tropical Smoothie	1,800	65	T-Mobile	2,298
10	Gamestop	1,954	38	Texas Roadhouse	7,647	66	Keke's breakfast cafe	4,844
11	Florida Blue	2,811	40	Chili's	6,217	68	Supercuts	1,603
12	Five Guys Burgers & Fries	2,520	41	Buffalo Wild Wings	6,081	69	2ND GEN RESTAURANT AVAILABLE	1,600
15	Sportsman's Warehouse	39,968	42	Cracker Barrel	10,003	70	Cold Stone Creamery	1,600
16	Burlington	39,991	43	David's Bridal	7,524	71	Sally Beauty Supply	1,600
17	BJ's Wholesale Club	103,005	44	America's Best	4,152	72	Wasabi Japanese Steakhouse	1,600
18	Duluth Trading Company	14,551	45	Uniform-T	3,995	73	A&D Buffalo's	1,600
19	Salsa's	3,951	46	Ashley Stewart	4,263	74	Blaze Pizza	2,785
20	Ritzy Nails	4,000	47	DTLR	4,000	75	Starbucks	1,758
21	F45 Training	3,160	48	Torrid	4,019	76	Jersey Mike's Subs	1,393
22	Once Upon A Child	4,500	49	Foot Locker	5,862	77	Peterbrooke Chocolatier	1,318
23	AVAILABLE	2,005	50	HomeGoods	25,000	78	Integration Spa	2,386
24	Fujiyama Japenese Steakhouse	4,001	51	Rack Room Shoes	6,024	79	AT&T Mobility	5,133
25	AVAILABLE	1,400	52	Lane Bryant	7,000	80	Hardee's	3,472
26	Green Papaya Pan Asian Cuisine	3,487	53	Kay Jewlers	2,500	81	Tijuana Flats	2,400
27	Smallcakes Cupcakery & Creamery	1,601	54	Bath & Body Works	3,255	82	Aspen Dental	3,259
			55	Old Navy	15,108	S39	The Juicy Crab	5,930
28	AVAILABLE	2,570	56	Panera Bread	4,512			

