

The Strand

at St. Johns Town Center
Jacksonville, FL

For Lease

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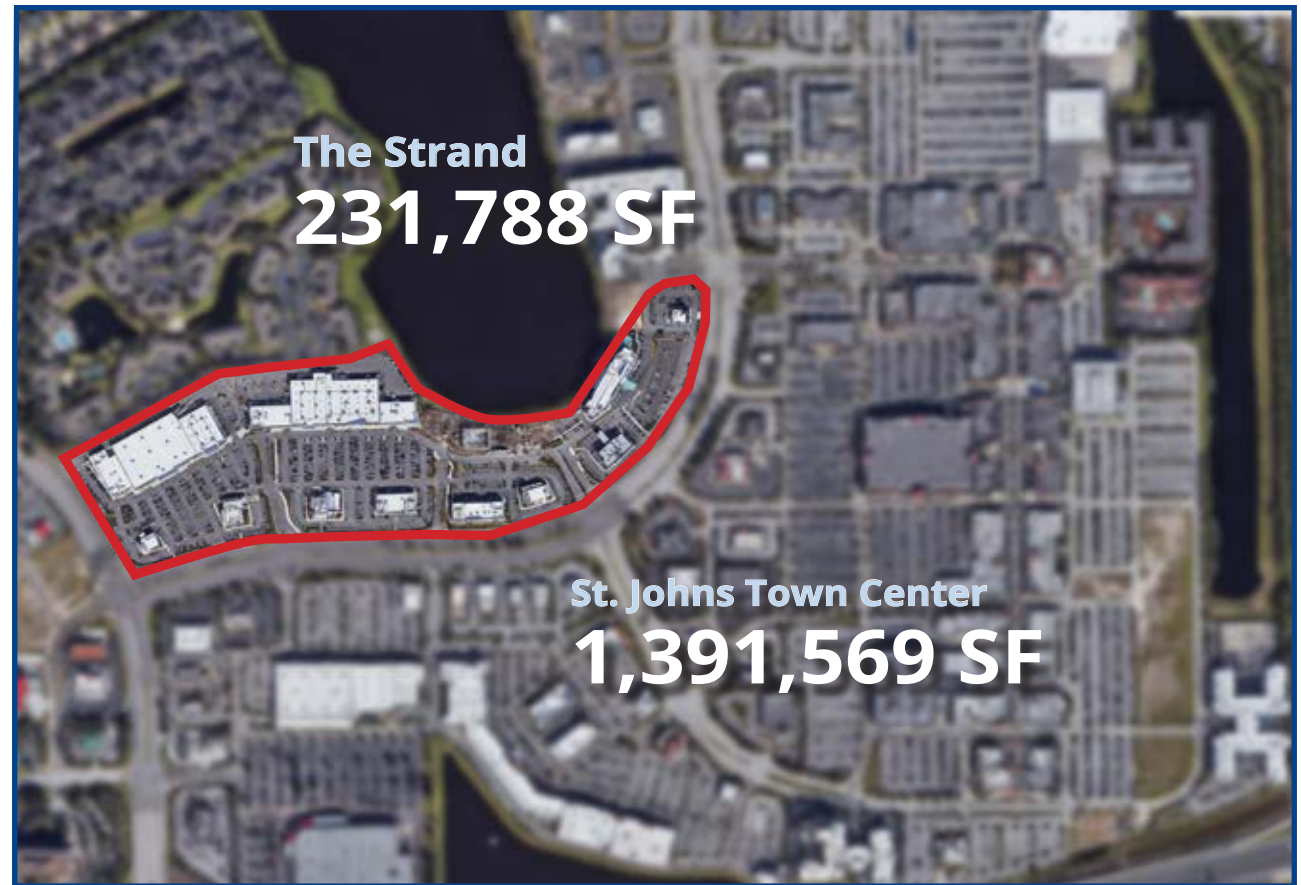
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Retail for Lease

The shopping, dining and entertainment district of Jacksonville, Florida. The Strand features regional draw anchors, unique to market restaurants and a balanced retail mix.

This impressive new destination leverages the success of the most coveted retail property in Jacksonville, The St. Johns Town Center, and infuses a modern dynamic to create experiences and opportunities second to none.





Property Highlights

- The Strand is anchored by Best Buy, Hobby Lobby, 2nd & Charles, and PGA Tour Superstore, and has a total GLA of 245,968± SF
- 1,008± SF of inline space coming available **please do not disturb tenant as they are still operating*
- 4,500± SF endcap available
- Strategically positioned at main and main of the premier shopping destination of Jacksonville
- Surrounded by dense daytime population of 263,211 and 23.5M SF of office within five miles
- 8,700+ multifamily units exist along the Gate Pkwy corridor with another 1,300+ proposed
- In close proximity to the future 550-acre “Seven Pines” residential development by David Weekly and ICI Homes, with 1,600 single-family homes planned
- Close proximity to UNF with 16,500+ students

Demographics (within 3 miles of center)



2023
population

79,394



2023
Daytime population

105,666



2023 Average
Household Income

\$96,722



College Educated

62%

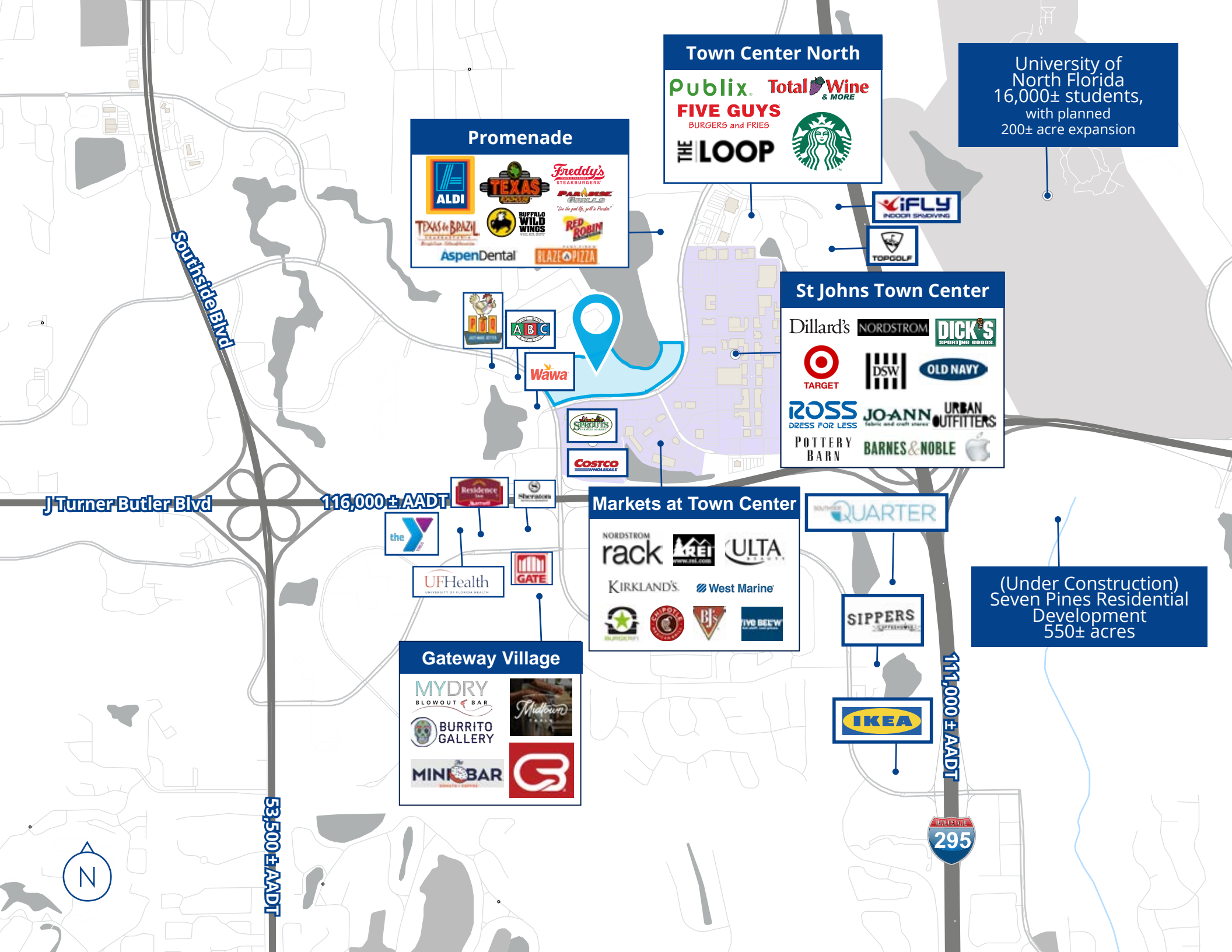


Site Plan



Availability

Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF
S1-1	Pediatric Associates	9,000	A-4	Best Buy	36,306	S5-3	T-Mobile	2,737
S1-2	Vision Today	2,270	S3-1	Good Feet	1,450	S5-4	DOMU	2,726
S1-3	Bon Chon	2,334	S3-2	Milan Laser Hair Removal	1,426	P-1	Chase	3,558
A-1	Hobby Lobby	54,967	S3-3	Keke's Breakfast Cafe	4,400	P-2	Cheddar's Scratch Kitchen	7,391
A-2	2nd & Charles	19,522	S3-4	Treat Wellness	4,172	P-3	Chuy's	7,800
S2-1	Hopdoddy Burger Bar	4,000	S4-1	HCA Care Now	4,553	P-4	Firebirds Wood Fired Grill	6,615
S2-2	The Yard Milkshake Bar	1,542	S4-2	Thrive Infusions	1,528	P-5	Fogo de Chão	8,995
S2-3a	Deca Dental	2,500	S4-3	Available	4,500	P-6	Moe's Southwest Grill	2,760
S2-3b	ISI Elite Training	2,582	S5-1	Mission BBQ	3,502	P-7.1	Diamond's Direct	6,000
S2-6	Luxy Nails	2,800	S5-2a	Petfolk	2,956	P-7.2	Cigars International	-
A-3	PGA Tour Superstore	24,930	S5-2*	Coming Available	1,008			



Town Center North

Publix **Total Wine & MORE**
FIVE GUYS BURGERS and FRIES
THE LOOP

University of North Florida
16,000± students,
with planned
200± acre expansion

Promenade

St Johns Town Center

Markets at Town Center

(Under Construction)
Seven Pines Residential
Development
550± acres

Gateway Village

J-Turner Butler Blvd

116,000± AADT

111,000± AADT

53,500± AADT



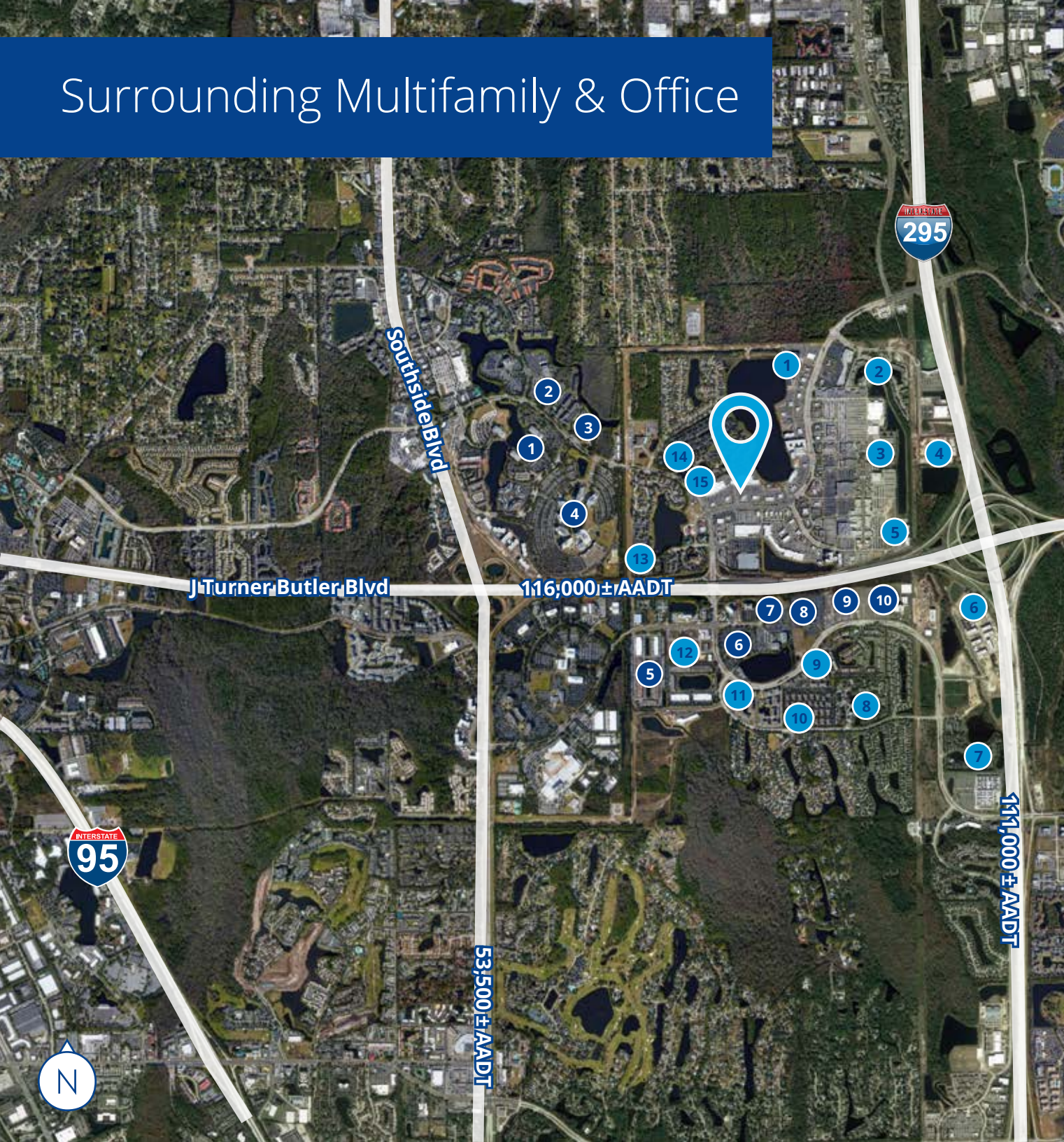
Location

Where you want to be

Strategically positioned at main and main of Jacksonville's premier shopping destination, The Strand is an excellent location for your business to thrive. The St. Johns town center represents the heart of shopping and dining in Jacksonville, Florida. The outdoor lifestyle mall is home to 150 of the hottest stores, many which are exclusive in the market, as well as exciting dining options on a local, regional and national scale.



Surrounding Multifamily & Office



Business Offices

- ① Merrill Lynch Wealth Management
- ② Fidelity Investments
- ③ CSI Companies
- ④ Florida Blue Campus HQ
- ⑤ Nemours Foundation
- ⑥ JTB Center (670k± SF office park)
- ⑦ Deutsche Bank
- ⑧ Web.com
- ⑨ Availity
- ⑩ McKesson



Residential Multifamily



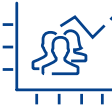
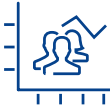
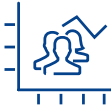











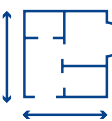
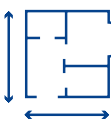
①	The Jaxon.....	287 units
②	Georgetown.....	152 units
③	Esplenade.....	258 units
④	The Oasis.....	67 units
⑤	The Uptown.....	220 units
⑥	SUR Southside Quarter.....	135 units
⑦	The Reserve.....	354 units
⑧	Brightwater.....	224 units
⑨	Heritage Deerwood.....	210 units
⑩	Terraces at TC.....	240 units
⑪	The Point.....	246 units
⑫	Satori Town Center.....	289 units
⑬	The Colony at Deerwood.....	336 units
⑭	Timucuan Lakeside.....	346 units
⑮	Mirabella.....	400 units

Demographic Overview

Source: ESRI Business Analyst; CoStar

Demographic Information

Business Data

	1 mile	3 mile	5 mile
	 <p>2023 Population 8,254</p>	 <p>2023 Population 79,394</p>	 <p>2023 Population 200,840</p>
	 <p>2028 Projected Population 8,641</p>	 <p>2028 Projected Population 83,076</p>	 <p>2028 Projected Population 207,336</p>
	 <p>2023 Average HH Income \$105,606</p>	 <p>2023 Average HH Income \$96,722</p>	 <p>2023 Average HH Income \$93,717</p>
	 <p>2028 Projected Average HH Income \$114,830</p>	 <p>2028 Projected Average HH Income \$109,929</p>	 <p>2028 Projected Average HH Income \$107,784</p>
	 <p>2023 Daytime Population 20,149</p>	 <p>2023 Daytime Population 105,666</p>	 <p>2023 Daytime Population 263,211</p>
	 <p>2023 Total Businesses 838</p>	 <p>2023 Total Businesses 4,182</p>	 <p>2023 Total Businesses 11,442</p>
	 <p>Office Square Feet 4.3M</p>	 <p>Office Square Feet 8.8M</p>	 <p>Office Square Feet 23.5M</p>



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