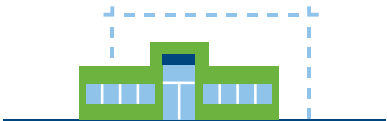




TOWN & COUNTRY SHOPPING CENTER

Palatka, Florida

Town and Country Shopping Center is located at the intersection of State Road 19 and St John’s Ave in the beautiful town of Palatka, Florida.



UNDER REDEVELOPMENT

CENTER PROFILE

Total Square Feet	196,574
Number of Stores/Services	16
Number of Levels	1
Number of Parking Spaces	639

MAJOR TENANTS

Publix	44,270 SF
Marshalls	24,274 SF
Bealls Outlet	21,731 SF

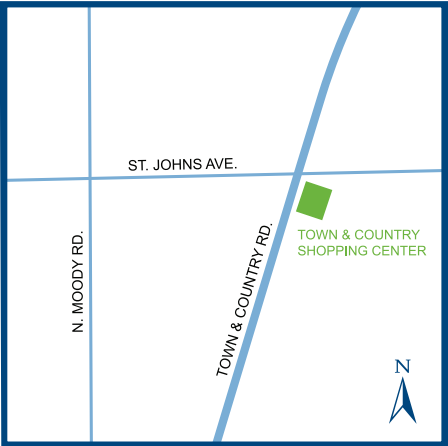
MARKET DEMOGRAPHICS

3 Mile	
Population	18,987
Number of Households	7,231
Average Household Income	\$53,323

5 Mile	
Population	24,090
Number of Households	9,282
Average Household Income	\$57,000

10 Mile	
Population	38,294
Number of Households	14,988
Average Household Income	\$57,798

Daily Vehicle Count	
State Road 19	18,078
St. John’s Avenue	8,357



TOWN & COUNTRY SHOPPING CENTER
135 Town & Country Drive
Palatka, FL 32177

TOWN & COUNTRY SHOPPING CENTER

TENANT LIST

SPORTING GOODS AND APPAREL		SERVICES	
Hibbett Sports	9	Nail Time & Spa	4
JEWELRY		Next Medical Florida	PSS
Treasure Fine Jewelers	8B	Supercuts	8A
HEALTH AND BEAUTY		FITNESS	
GNC	7	Planet Fitness	KM1
GENERAL MERCHANDISE & VARIETY		SPECIALTY SHOPS	
CVS Pharmacy	ED	PetSense	0-2
Dollar Tree	3	MAJOR TENANTS	
Five Below	117	Bealls Outlet	1
RESTAURANT/FOOD		Marshalls	115
Bamboo Wok	5B	Publix	PUB
Subway	6		



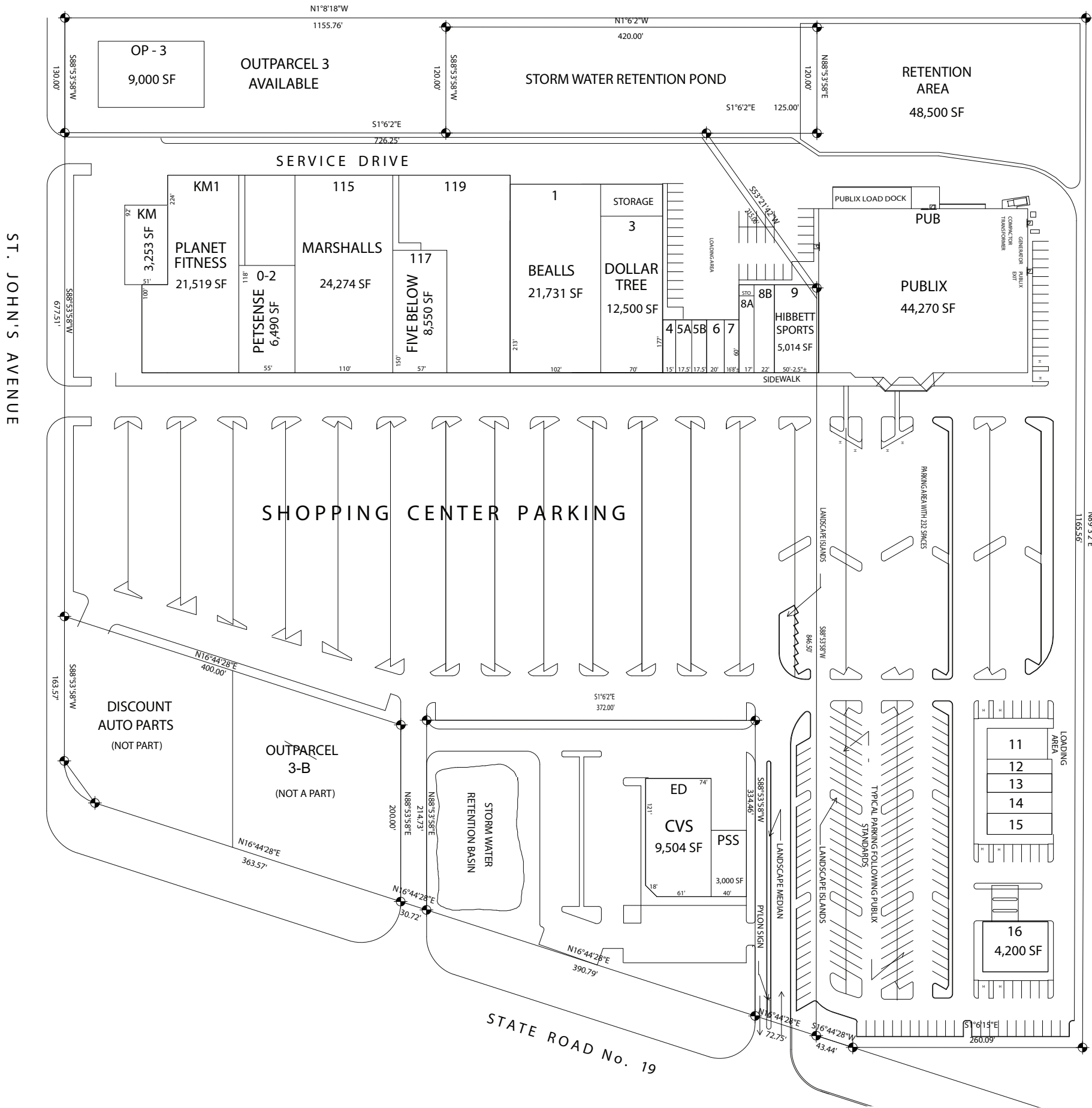
LEASING INQUIRIES

Morguard Management Company Inc.
6305 Airline Drive, Metairie, LA 70003
Phone 352-575-8657
Amanda Punch-Gill Apunchgill@morguard.com
morguard.com



Real Estate Potential. Realized.

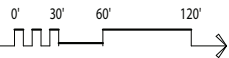
TOWN & COUNTRY SHOPPING CENTER



SITE PLAN

SCALE: 1" = 60'-0"

All dimensions subject to field verification.



CONCEPTUAL SITE PLAN NOTE:
THIS SITE PLAN IS A CONCEPTUAL PLAN. ALL TENANT NAMES ARE PROPOSED OR USED TO SIGNIFY A CLASSIFICATION OR BUSINESS. DO NOT RELY ON THIS PLAN FOR CO-TENANCY.
PORTION OF THIS SITE PLAN AND TENANT DATA WERE FINISHED BY THE OFFICE OF JOHN DeBELLO ARCHITECTS

This exhibit shall not be deemed to be a warranty, representation or agreement on the part of the Landlord that the shopping center will or continue to be as indicated hereon without change, and Landlord may, from time to time and in any manner whatsoever, increase, reduce or change the parking areas or common areas as Landlord shall deem proper, and Landlord reserves the right to change the general layout and to make alterations or additions to, and to build additional stories on the buildings in which the leased premises are contained, and to add buildings adjoining same or elsewhere in the shopping center, and any other changes as may be required by governing authorities. The plan is subject to change, and is neither a warranty, representation nor agreement that prospective tenants and department stores shown here will be tenants or department stores at the location shown or at any other location at this shopping center. All measurements must be field verified.