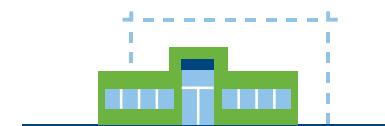




TOWN & COUNTRY SHOPPING CENTER

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

LEASING INQUIRIES

Morguard Management Company Inc.

6305 Airline Drive, Metairie, LA 70003

Phone 352-575-8657

Amanda Punch-Gill Apunchgill@morguard.com

morguard.com

Morguard

Real Estate Potential. Realized.

TOWN & COUNTRY SHOPPING CENTER

TENANT LIST

SPORTING GOODS AND APPAREL

Hibbett Sports 9

JEWELRY

Treasure Fine Jewelers 8B

HEALTH AND BEAUTY

GNC 7

GENERAL MERCHANDISE & VARIETY

CVS Pharmacy ED

Dollar Tree 3

Five Below 117

RESTAURANT/FOOD

Bamboo Wok 5B

Subway 6

SERVICES

Nail Time & Spa 4

Next Medical Florida

Supercuts 8A

FITNESS

Planet Fitness KM1

SPECIALTY SHOPS

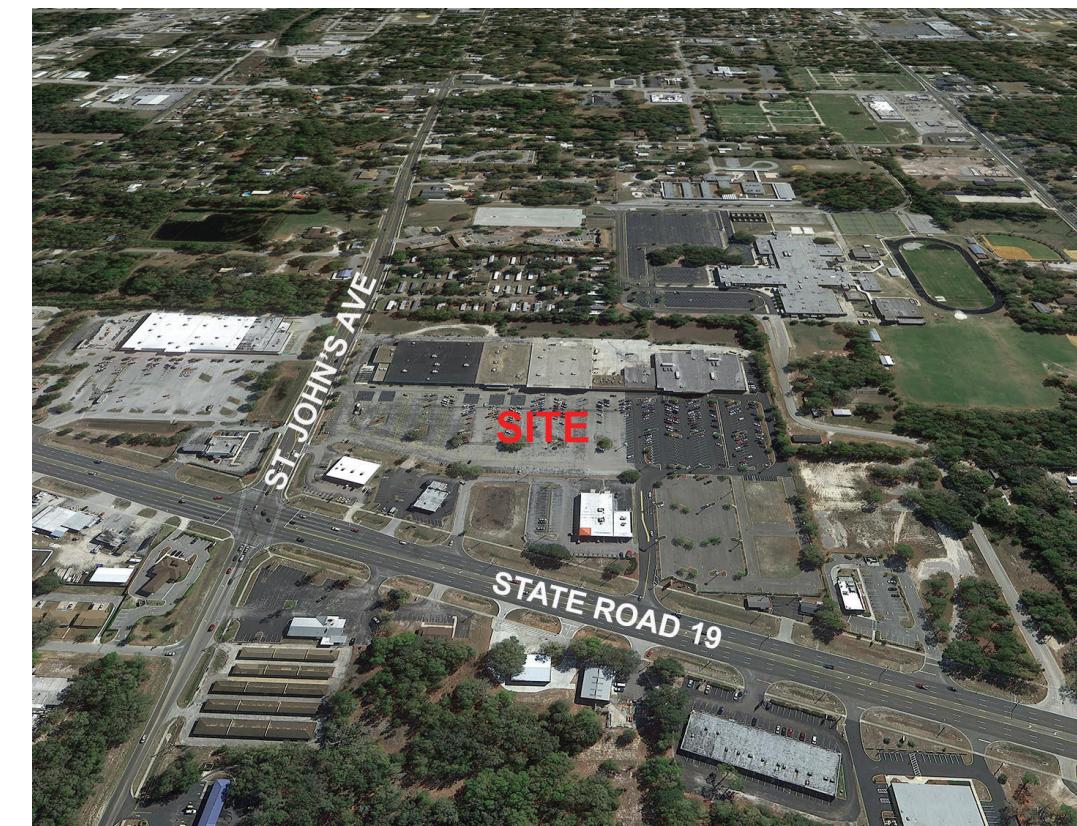
PetSense 0-2

MAJOR TENANTS

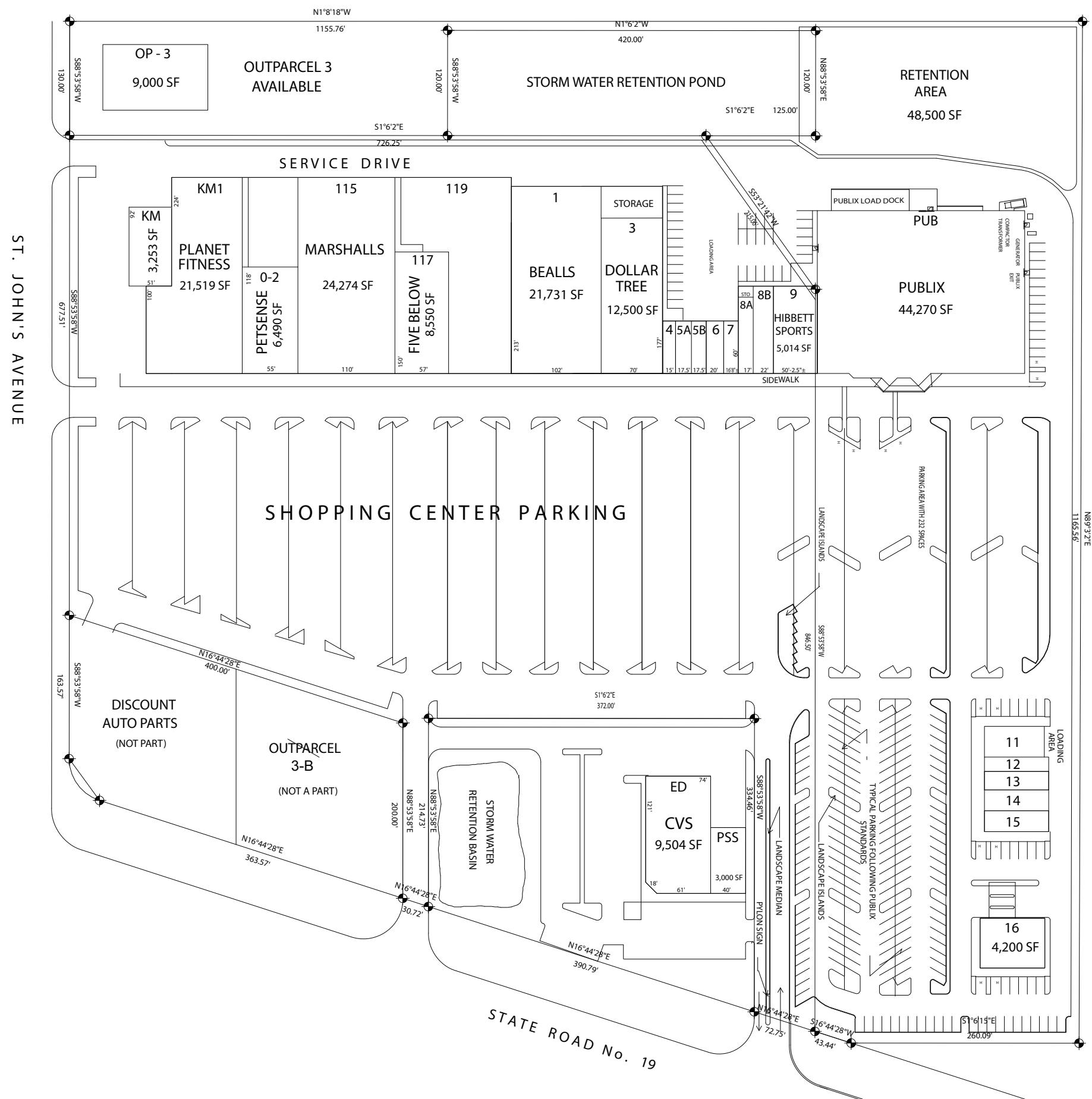
Bealls Outlet 1

Marshalls 115

Publix PUB



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
PROPOSED OR USED TO SIGNIFY A CLASSIFICATION
BUSINESS. DO NOT RELY ON THIS PLAN FOR CO-TENANCY.
A PORTION OF THIS SITE PLAN AND TENANT DATA WERE FINISHED

exhibit shall not be deemed to be a warranty, representation or agreement on the part of the Landlord that the shopping center or continue to be as indicated herein without change, and Landlord may, from time to time and in any manner whatsoever, reduce, re-locate 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, to build additional stories on the buildings in which the premises are contained, and to add buildings adjoining same 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 prospective tenants and department stores shown here will be prospects or department stores at the location shown or at any other location at this shopping center. All measurements must be field verified.