

OUTPARCELS AT THE TOWN CENTER



CONTACT LEASING

904.242.9000 • INFO@ASHCO-INC.COM

PRIME RETAIL LOCATION | APPROX. ~1,600 - 16,400 SQ FT



COMPLIMENTARY ANCHORS & NEIGHBORS

TIFFANY & CO.



BELAMO
LUXURY OUTDOOR FURNITURE

J.CREW

Dillard's

ANTHROPOLOGIE

NORDSTROM

EXPRESS

GUCCI



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4907 BIG ISLAND DR, JACKSONVILLE, FL 32246
ZONED: PUD

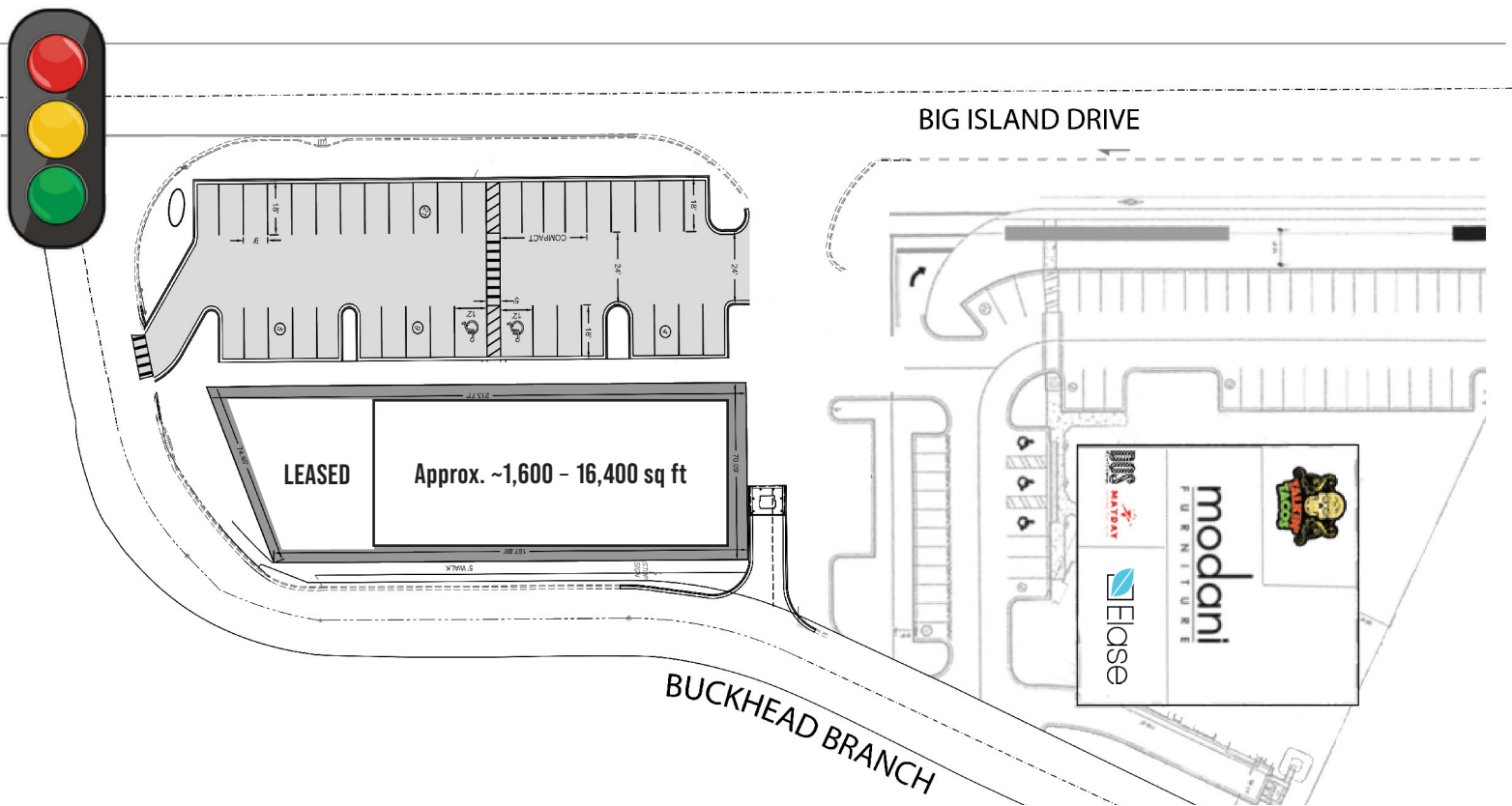
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PRIME RETAIL LOCATION | SITE PLAN | PLENTY OF PARKING SPACES



RETAIL CLASS OUTPARCEL WITH COMPLIMENTARY ANCHORS NEIGHBORS

TIFFANY & CO.	COACH NEW YORK	BELAMO LUXURY OUTDOOR FURNITURE	J.CREW	Dillard's	ANTHROPOLOGIE	NORDSTROM
EXPRESS	GUCCI	TORY BURCH	DICK'S SPORTING GOODS	LOUIS VUITTON	RH RESTORATION HARDWARE	

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PRIME RETAIL LOCATION | TENANT & DEMOGRAPHIC ANALYSIS



2023 ESTIMATED DEMOGRAPHICS (WITHIN 5 MILE RADIUS)

POPULATION	187,226
AVERAGE AGE	36
AVERAGE HOUSEHOLD INCOME	\$85,833
VEHICLES PER DAY	42,500

Ashco is proud to present our shopping center located in St. Johns Town Center. Join North Florida's top "Live, Work, Play" destination, Town Center Retail Plaza.

Strategically positioned at the junction of I-295 & J Turner Butler Boulevard, The Town Center Retail Plaza is the epitome of high end retail in North Florida and we are excited to introduce retail space to this winning equation.

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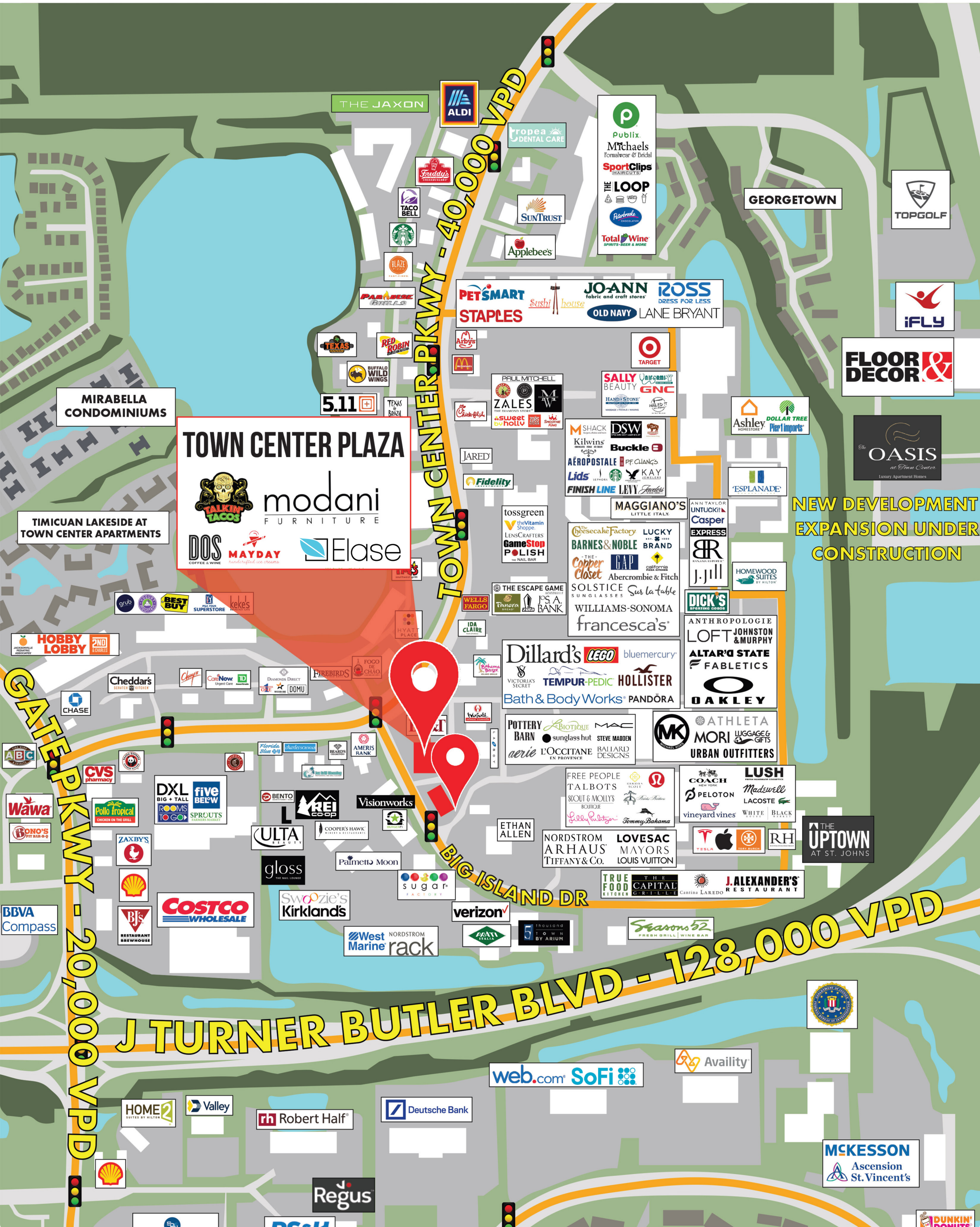


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PRIME RETAIL LOCATION | SURROUNDING NEIGHBORHOOD

- ABERCROMBIE & FITCH
- APPLE
- APPLEBEE'S
- AMERIS BANK
- AMERICAN EAGLE
- ARBY'S
- ASHLEY FURNITURE
- BAHAMA BREEZE
- BARNES & NOBLE
- BEARD'S DIAMONDS
- BB&T
- BEST BUY
- BJ'S BREWHOUSE
- BLAZE PIZZA
- BLUE CROSS & BLUE SHIELD
- BONO'S BBQ
- BUFFALO WILD WINGS
- BURGER FI
- CANTINA LAREDO
- CHARLES SCHWAB
- CHIC-FIL-A
- CHICKEN SALAD CHICK
- CHIPOTLE
- CVS PHARMACY
- COOPER'S HAWK
- COSTCO
- DICK'S
- DILLARD'S
- DSW
- ETHAN ALLEN
- FIDELITY
- FIREBIRDS
- FLOOR & DECOR
- FOGO DE CHAO
- HOBBY LOBBY
- JARED'S JEWELRY
- JOANNE'S FABRIC
- KIRKLAND'S
- LANE BRYANT
- J. ALEXANDER'S
- LOUIS VUITTON
- MAGGIANO'S
- MCDONALD'S
- MEN'S WAREHOUSE
- MSHACK
- MOE'S
- NORDSTROM
- OLD NAVY
- PANCAKE HOUSE
- PANDA EXPRESS
- PANERA BREAD
- PETSMART
- P.F. CHANG'S
- PGA TOUR
- POLLO TROPICAL
- PRATI ITALIA
- PUBLIX
- RED ROBIN
- REI
- RESTORATION HARDWARE
- ROSS
- SEASON'S 52
- SHELL FUEL
- SLEEP NUMBER
- STAPLES
- STARBUCKS
- SUSHI HOUSE
- TARGET
- TED'S MONTANA GRILL
- TEXAS DE BRAZIL
- TEXAS ROADHOUSE
- THE CAPITAL GRILLE
- THE CHEESECAKE FACTORY
- THE LOOP
- TIFFANY & CO.
- TOP GOLF
- TOTAL WINE
- TRUE FOOD KITCHEN
- ULTA BEAUTY
- WASABI STEAKHOUSE
- WENDY'S
- WEST MARINE
- ZALE'S JEWELRY
- ZAXBY'S
- ZOE'S KITCHEN



TOWN CENTER PLAZA

modani
FURNITURE

DOS COFFEE & WINE | MAYDAY | Elase

NEW DEVELOPMENT EXPANSION UNDER CONSTRUCTION

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PRIME RETAIL LOCATION | ABOUT JACKSONVILLE

JACKSONVILLE, FL



83,700 working adults.



220 days of sunshine.



38 median age.



28 countries represented through companies in the region.



25 minutes average commute time is less than other major U.S. cities.



No taxes on corporate franchises inventory foreign, or personal income.



#1 school district in Florida. The Florida Department of Education has ranked St. Johns County the top school district in Florida for nine years in a row.



Experience any lifestyle. Our region provides nearly every lifestyle imaginable - beach living, vibrant downtown, amenity-filled suburbs, rural farming, and quaint historic Main Streets - helping Jacksonville to be ranked one of the country's "super cool" cities by Expedia.



Home to fortune 500 headquarters, thriving business, and startups, Jacksonville is growing twice as fast as the rest of the nation and is ranked #7 Best City Job for Seekers by Money Magazine.

Our region is a great place to experience a spectacular climate, excellent quality of life, wonderful outdoor recreational opportunities, and abundant sports, arts, and cultural amenities. In Jacksonville, the possibilities are endless.

Source: <https://jaxusa.org/why-jax/area-overview>

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TOP EMPLOYERS IN THE JAX REGION



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PRIME RETAIL LOCATION | ABOUT ASCHO

ABOUT ASHCO

For us, real estate is more than buildings. We focus on the outcomes that matter most, and that is to fulfill individual business owners' dreams of a prime location and an inviting environment for their clients to enjoy and look forward to going to. It's about real estate and your local neighborhood.

We deliver what you need to make your life better with roots in a family business that date back 50 years, Ashco has leveraged innovative architectural design and the power of where to positively impact neighborhoods and communities, as well as the well-being of the people who come in contact with them. Our construction company works exclusively with our tenants, and together we build the future of retail. In today's world retail atmosphere needs to be unique and inviting.



Ashco Board is proud to support the following organizations



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