

# South Beach Parkway

## Jacksonville Beach, Florida

317 - 860 Marsh Landing Parkway, Jacksonville Beach, FL 32250

- Fully leased Publix and Target anchored shopping center in Jacksonville Beach, Florida
- Located at the gateway to the beaches and Ponte Vedra, this premiere property has excellent visibility and access from 3rd Street/A1A and J. Turner Butler Boulevard
- Join Publix, Target, Ace Hardware, Books a Million, Chick-fil-A, First Watch, Chili's, Pearle Vision, Rack Room Shoes and Bank of America



### KEY TENANTS

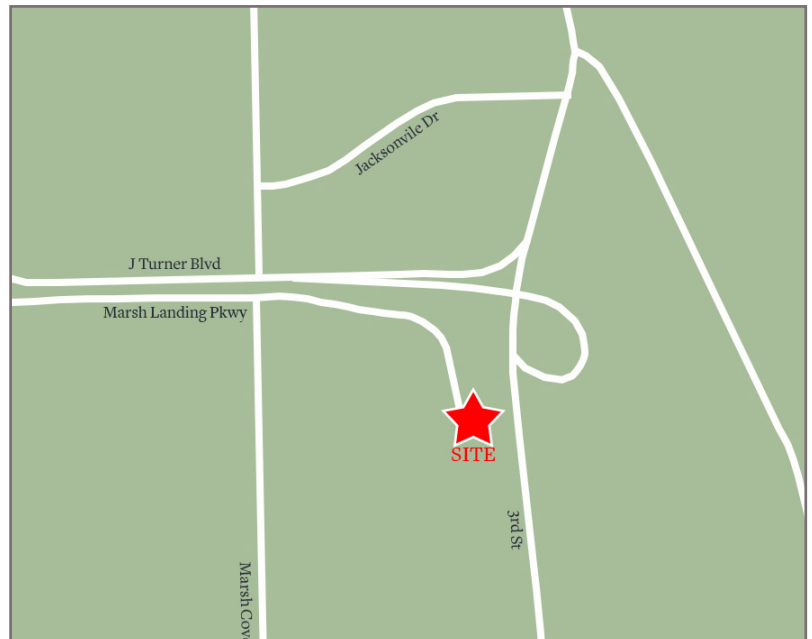
Publix, Target, Ace Hardware, Books a Million, Chick-fil-A, First Watch, Chili's and Rack Room Shoes.

### TRAFFIC COUNTS

A1A	34,500	AADT
Marsh Landing Parkway	11,500	AADT

### DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	7,854	33,385	77,094
Households	3,937	15,592	35,589
Avg HH Income	\$114,565	\$125,440	\$114,033
Daytime Pop	4,735	19,760	51,694



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Tenant	SF	Tenant	SF
1. Mattress One	3,500	11. T-Mobile	1,736
2. Yogaberry	1,500	12. Mantra Hair Salon	2,535
3. Broudy Liquors	4,600	13. Marsh Landing Cleaners	1,350
4. Espling Jewelers	1,300	14. GNC	1,500
5. Firehouse Subs	1,300	15. Lifestyles Real Estate	2,000
6. Pearle Vision	2,800	16. Renna's Pizza	2,000
7. Barber Studio	757	17. Rack Room Shoes	4,500
8. Nail Spa	1,000	18. Supercuts	1,700
9. Wok N Roll	1,300	19. Q Sushi	1,700
10. Sierra Grill	3,200		

