

# 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
- Tenant mix includes Publix, Target, Ace Hardware, Books a Million, Chick-fil-A, First Watch, Chili's, Pearle Vision, Rack Room Shoes, Bank of America and more



### KEY TENANTS

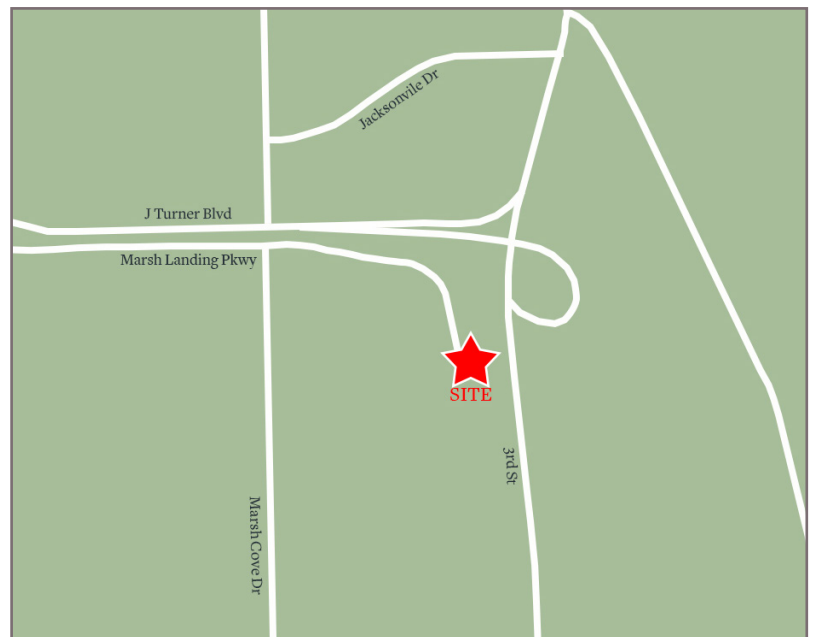
Publix, Target, Ace Hardware, Books a Million, Chick-fil-A, First Watch, Chili's and Rack Room Shoes.

### TRAFFIC COUNTS

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

### DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	9,453	36,487	84,892
Households	4,768	17,257	38,813
Avg HH Income	\$174,186	\$183,280	\$161,680
Daytime Pop	5,131	20,615	43,969



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Tenant	Sf	Ste			
McDonalds	3,231	317	GNC	1,500	578
Sierra Grill	3,200	331	IVX Health	2,000	586
Los Andes Restaurant	1,300	335	Chick-fil-A	4,179	590
Nail Spa	1,757	337/339	Renna's Pizza	2,000	592
Fed X Office	2,505	341	Rack Room Shoes	4,500	602
Broudy Liquors	5,900	353/355	Supercuts	1,700	614
Firehouse Subs	1,300	357	Q Sushi	1,700	626
Pearle Vision	2,800	359	Publix	56,146	670
Main Squeeze Juice Company	1,500	544/01	Books-A-Million	21,000	738
F45	3,500	544/02	Longhorn Steaks	4,960	796
First Watch	3,500	544	Turner Ace Hardware	53,752	1
T-Mobile	1,736	556	Target Stores	114,000	2
Mantra Hair Salon	2,535	568	Bank of America	4,384	3
H&R Block	1,371	572	Mayo Clinic	8,000	4
			Chili's	6,000	5

