

SHOPPES OF TINSELTOWN I & II

9734 Deer Lake Court, Jacksonville, FL 32246

RETAIL FOR LEASE



PROPERTY OVERVIEW

- **FULLY LEASED**
- ± 29,411 SF shopping center
- Located near over 3 million SF of office parks including Fidelity Investments, Florida Blue and Merrill Lynch
- Adjacent to Cinemark Tinseltown Movie Theater
- Site is less than 2 miles away from the St. Johns Town Center
- Strong tenancy and major retailers and restaurants in the area including Mellow Mushroom, Cinemark Theater, McDonalds, Miller's Ale House and Chick-Fil-A

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,088	82,281	220,022
Households	4,543	36,574	93,844
Daytime Pop.	8,722	98,361	208,053
Ave. HH Income	\$89,823	\$95,976	\$98,092



RICKY OSTROFSKY
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Space	Tenant	SF
B1	Mellow Mushroom	4,724
B2	Waxing the City	1,683
B3	Scoops N Scootery	1,188
B4	IVX Health	1,647
B5	Orange Theory Fitness	3,686
B6	Norikase	4,308

CINEMARK™

15 SCREEN COUNT
2,800 SEATS

DIRECT ACCESS TO
GATE PKWY N

Space	Tenant	SF
A1	Bottlenose Brewing	3,118
A2	bb.q Chicken	1,941
A3	Glitz & Glam Nails	2,520
A4	Pho Today	2,600
A5	Jersey Mike's	1,678



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