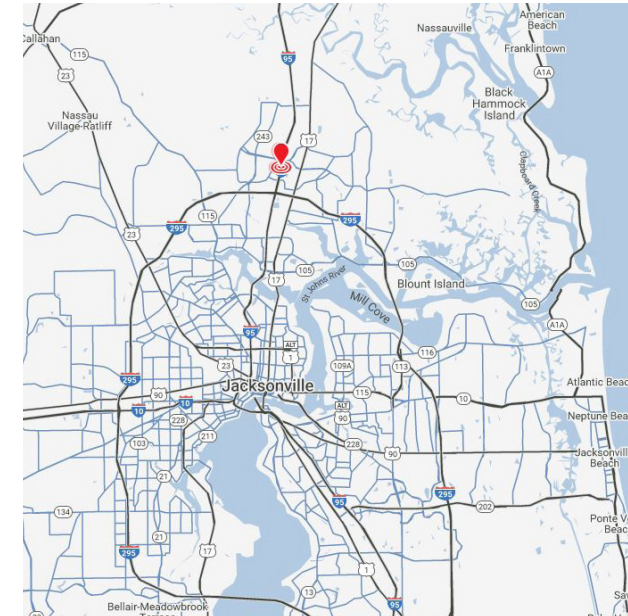


RIVER CITY MARKETPLACE

13000 City Station Drive | Jacksonville, FL 32218



FOR LEASE



PROPERTY HIGHLIGHTS

River City Marketplace is the largest shopping complex in northern Jacksonville, Florida. The expansive lifestyle center is home to over 80 retailers, with strong representation among category-leading brands, including Florida's only Duluth Trading location. BJs Wholesale, Sportsman's Warehouse, Ross Dress For Less, Best Buy, Lowe's, Walmart and Burlington serve as the center's major anchor tenants. Located on Airport Center Drive, the property is less than a 10-minute drive from Jacksonville International Airport, and approximately 15 minutes from the 67,000 seat EverBank Stadium, home of the Jacksonville Jaguars. The center is also highly visible from I-95.

- Excellent visibility from I-95 (121,000 AADT) and ease of access from Airport Center Drive with over 20,000 AADT
- Directly across from 210,000 SF UF Health Medical Complex with 250 employees and 216 beds
- Draws from a population of over 971,319 with 63% of shoppers traveling 5 miles or more

	3 Mile	5 Mile	10 Mile
Population	34,766	78,864	267,906
Daytime Population	22,283	47,980	184,885
Ave. Household Income	\$89,230	\$88,672	\$78,511



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RICKY OSTROFSKY
REGIONAL MANAGING DIRECTOR

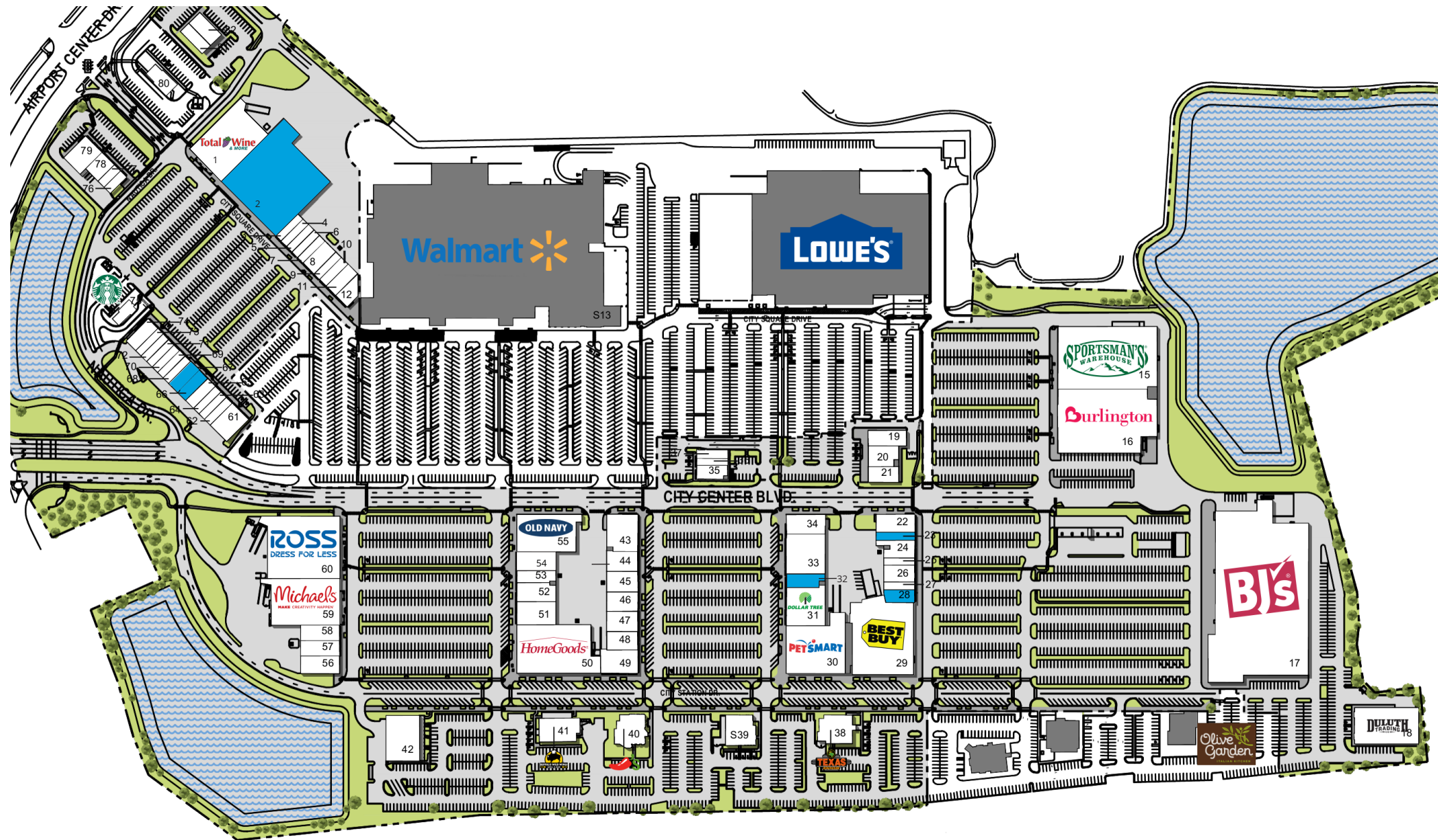
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1	Total Wine & More	19,700	30	Petsmart	20,077	58	Carter's	3,989
2	AVAILABLE 12/31/25 (ASHLEY HOMESTORE)	41,820	31	Dollar Tree	9,995	59	Micheals	21,313
3	Nail Studio	1,546	32	AVAILABLE	3,253	60	Ross Dress For Less	30,187
4	Hair Cuttery	1,607	33	Five Below	10,350	61	Mattress Firm	4,820
5	Tsaocaa Tea	1,607	34	Men's Warehouse	5,307	62	One Main Financial	1,686
6	Barnett Jewelers	1,606	35	Visionworks	2,627	63	Xfinity	1,600
7	uBreakiFix by asurion	1,600	36	Claire's Boutiques	1,453	64	Brazils Waxing Center	1,600
8	Million Nails & Spa	3,044	37	Tropical Smoothie	1,800	65	T-Mobile	2,298
9	GNC	1,600	38	Texas Roadhouse	7,647	66	AVAILABLE	2,500
10	Gamestop	1,954	40	Chili's	6,217	67	AVAILABLE - 2ND GEN RESTAURANT – ABILITY TO COMBINE	2,344
11	Florida Blue	2,811	41	Buffalo Wild Wings	6,081	68	Supercuts	1,603
12	Five Guys Burgers & Fries	2,520	42	Cracker Barrel	10,003	69	PF Changs To-Go	1,600
15	Sportsman's Warehouse	39,968	43	David's Bridal	7,524	70	Cold Stone Creamery	1,600
16	Burlington	39,991	44	America's Best	4,152	71	Sally Beauty Supply	1,600
17	BJ's Wholesale Club	103,005	45	Uniform-T	3,995	72	Wasabi Japanese Steakhouse	1,600
18	Duluth Trading Company	14,551	46	Ashley Stewart	4,263	73	A&D Buffalo's	1,600
19	Salsa's	3,951	47	DTLR	4,000	74	Blaze Pizza	2,785
20	Ritzly Nails	4,000	48	Torrid	4,019	75	Starbucks	1,758
21	F45 Training	3,160	49	Foot Locker	5,862	76	Jersey Mike's Subs	1,393
22	Once Upon A Child	4,500	50	HomeGoods	25,000	77	Peterbrooke Chocolatier	1,318
23	AVAILABLE	2,005	51	Rack Room Shoes	6,024	78	Integration Spa	2,386
24	Fujiyama Japanese Steakhouse	4,001	52	Lane Bryant	7,000	79	AT&T Mobility	5,133
25	Randstad	1,400	53	Kay Jewelers	2,500	80	Hardee's	3,472
26	Green Papaya Pan Asian Cuisine	3,487	54	Bath & Body Works	3,255	81	Tijuana Flats	2,400
27	Smallcakes Cupcakery & Creamery	1,601	55	Old Navy	15,108	82	Aspen Dental	3,259
28	AVAILABLE	2,570	56	Panera Bread	4,512	S39	The Juicy Crab	5,930
29	Best Buy	30,332	57	River City Nails & Day Spa	3,815			

