



# River City MARKETPLACE



APPROXIMATELY 1,300 SQUARE FEET AVAILABLE

725 SKYMARKS DR, JACKSONVILLE, FL 32218

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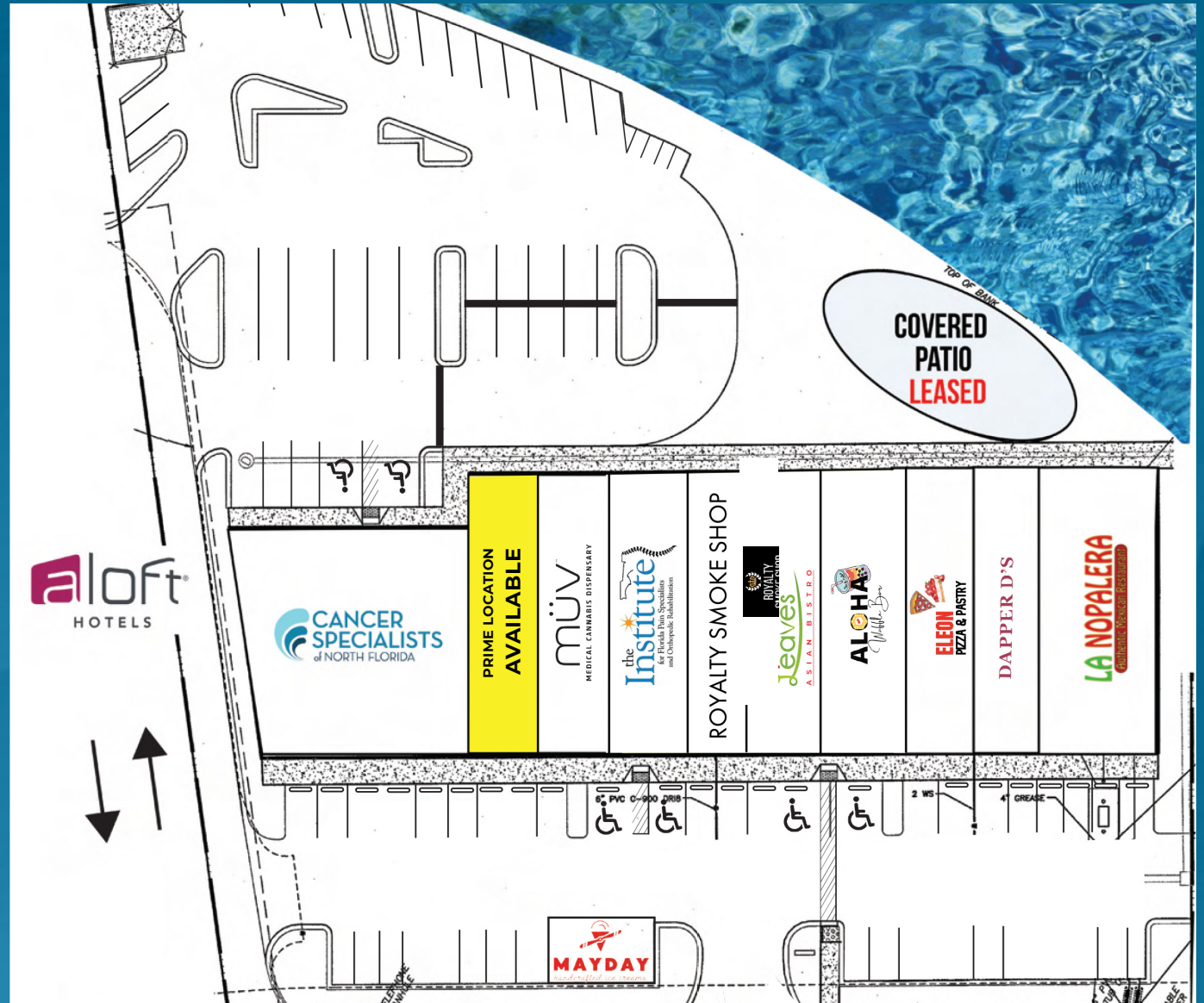


ASHCO, INC.

# SITE PLAN

725 SKYMARKS DRIVE,  
JACKSONVILLE, FL 32218

	LEASED	APPROX. SQ FT
1	Cancer Specialist Of NE Florida	4,611
2	Prime Location Available	1,300
3	MUV	1,600
4	The Institute for Florida Pain Spec.	1,200
5	Royalty	1,800
6	Pandan Leaves	1,600
7	Aloha Waffle Bar	1,600
8	Eleon Cake	1,200
9	Dapper D's	1,600
10	La Nopalera	5,000
11	Mayday	600



ASHCO, INC.

## LEASING

T: 904.242.9000

info@ashco-inc.com

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# SURROUNDING MAP

- 121 Financial
- Aldi
- Aloft Hotel
- America's Best Contacts & Eyeglasses
- Amelias Urgent Care
- Ashley Furniture
- Ashley Stewart
- At&T
- Baptist Primary Care
- Barnett Jewelers
- Blaze Pizza
- Bed, Bath & Beyond
- Best Buy
- Bj's Brewhouse
- Boston's Pizza
- Burlington Coat Factory

- Buffalo Wild Wings
- Cancer Specialists Of NE Florida
- Carrabba's
- Carter's
- Chili's
- Chipotle
- Coldstone Creamery
- CVS Pharmacy
- Comcast Xfinity
- Cora Physical Therapy
- Cracker Barrel
- Dapper D's
- Dick's Sporting Goods
- Discount Tire
- Dollar Tree
- DTLR

- Eyeglass World
- Express Oil Change
- Florida Blue
- Florida Health Foods
- Firehouse Subs
- Five Below
- Five Guys
- Footlocker
- Fujiyama
- Gamestop
- Gnc
- Green Papaya
- Goodyear Tires
- Hair Cuttery
- Hardee's
- Hobby Lobby
- Jimmy John's

- Kay Jewelers
- Kirkland's
- Lane Bryant
- La Nopalera
- Logan's Roadhouse
- Lowe's
- Marshalls
- Mattress Firm
- McDonald's
- Mellow Mushroom
- Men's Wearhouse
- Michael's
- Navy Federal Credit Union
- Newk's
- Office Max
- Old Navy
- Olive Garden
- Once Upon A Child
- Office Max
- Old Navy

- Olive Garden
- Once Upon A Child
- Outback Steakhouse
- Panda Express
- Panera Bread
- Peterbrooke Chocolatier
- Men's Wearhouse
- Michael's
- Moe's
- Navy Federal Credit Union
- Newk's
- Office Max
- Old Navy
- Olive Garden
- Once Upon A Child
- Outback Steakhouse

- Panera Bread
- Peterbrooke Chocolatier
- Petsmart
- Pollo Tropical
- Rack Room Shoes
- Red Lobster
- Regal Cinemas
- River City Dental
- Ross
- Rue 21
- Sally Beauty
- Sathana
- Salsa's
- Small Cakes
- Starbucks
- State Farm
- Sticky Fingers



INTERSTATE 95

INTERSTATE 95

115,000 VPD

MAX LEGETT PKWY - 11,200 VPD

SKYMARKS DR

MIRADOR & STOVALL AT RIVER CITY

BEST AIRPORT INN

UFHealth NORTH

CANCER SPECIALISTS OF NORTH FLORIDA  
DAPPER D'S  
LA NOPALERA

DUVAL COUNTY TAX COLLECTOR  
Advance America  
CASA MARCELA  
JACKSONVILLE ORTHOPEDIC & SPORTS MEDICINE

# INTERIOR

725 SKYMARKS DRIVE,  
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River City Marketplace, conveniently located off I-95 and just north of I-295, anchors the rapidly growing commercial and residential hub of northeast Florida and southeast Georgia. With 1,000,000 square feet of planned urban development, it offers medical, dining, and retail spaces. Nearby neighbors include Wal-Mart Supercenter, Lowes, Best Buy, Carrabbas, UF Health, and Jacksonville Orthopedic Institute. As with all Ashco properties, River City Marketplace prioritizes visual appeal, boasting tasteful color schemes, welcoming storefronts, and beautifully maintained landscaping, fostering a sense of community rather than just a shopping center.

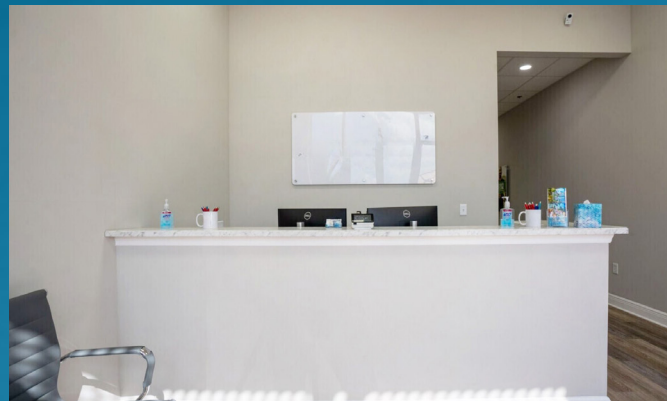
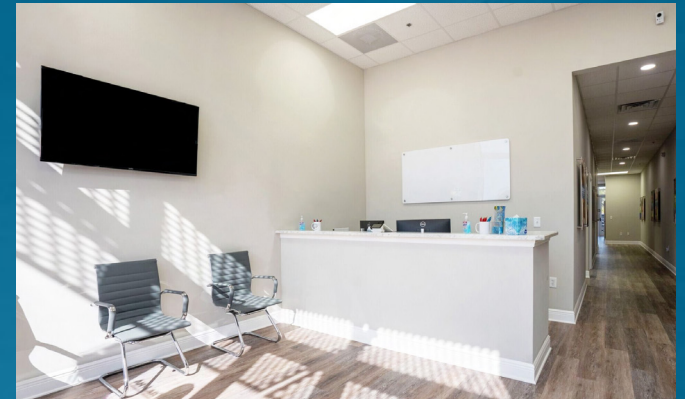
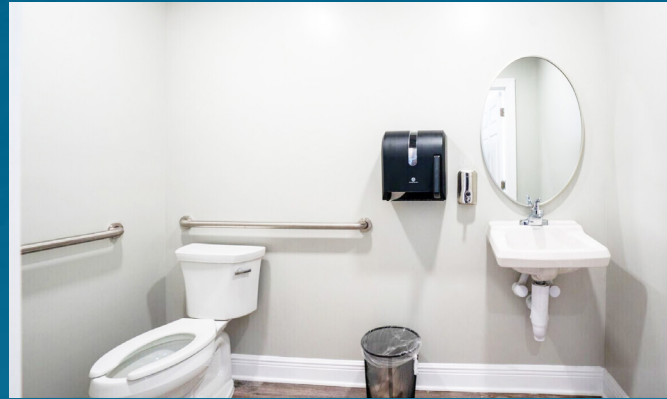


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# RIVER CITY

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JACKSONVILLE, FL 32218

ZONED:

**PUD**

## KEY HIGHLIGHTS

- >> SECOND LARGEST SHOPPING CENTER BETWEEN ORLANDO & ATLANTA
- >> +/- 1,300 SQ FT AVAILABLE
- >> 3 EXAM ROOMS WITH COUNTER TOPS
- >> RECEPTION & LAB AREA
- >> 2 ADA BATHROOMS



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## MEET YOUR NEIGHBORS



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# DEMOGRAPHICS

2023 ESTIMATED  
DEMOGRAPHICS



POPULATION  
**65,536**



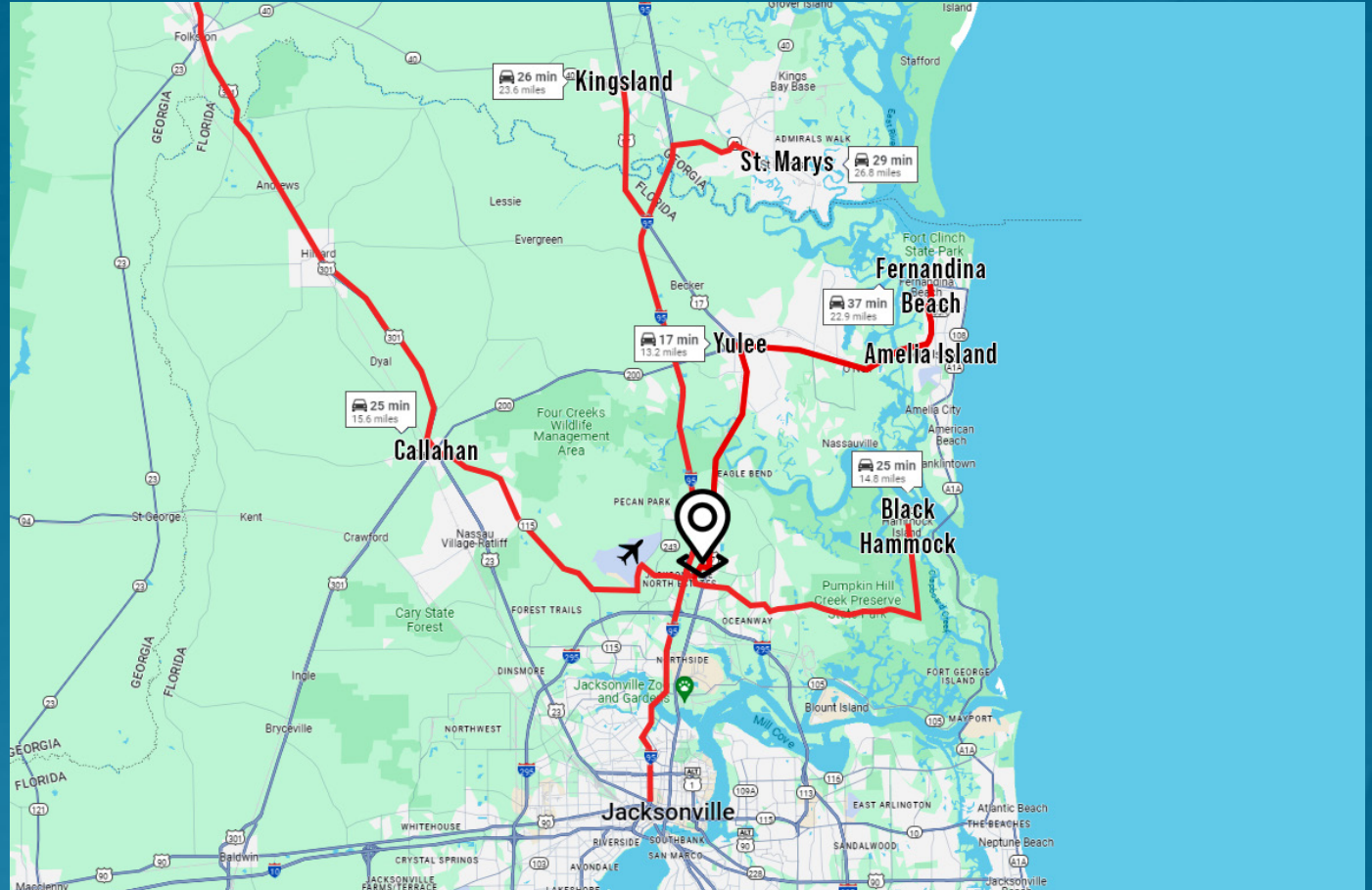
AVG HOUSEHOLD  
INCOME  
**\$80,166**



MEDIAN AGE  
**37**



TRAFFIC  
VOLUME  
**23,561**



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<b>I-295</b>	<b>2 Miles</b>	<b>3 Mins</b>	<b>I-10</b>	<b>16.1 Miles</b>	<b>20 Mins</b>
<b>Jacksonville International Airport</b>	<b>3.2 Miles</b>	<b>9 Mins</b>	<b>Georgia</b>	<b>26.8 Miles</b>	<b>29 Mins</b>
<b>Nassau County</b>	<b>18.2 Miles</b>	<b>29 Mins</b>	<b>Fernandina Beach</b>	<b>22.9 Miles</b>	<b>35 Mins</b>
<b>Downtown Jacksonville</b>	<b>12.4 Miles</b>	<b>16 Mins</b>	<b>Callahan</b>	<b>15.6 Miles</b>	<b>24 Mins</b>
<b>Yulee</b>	<b>13.2 Miles</b>	<b>17 Mins</b>	<b>Kingsland</b>	<b>23.6 Miles</b>	<b>26 Mins</b>
<b>Black Hammock</b>	<b>14.8 Miles</b>	<b>14.6 Mins</b>	<b>St. Marys</b>	<b>26.8 Miles</b>	<b>29 Mins</b>

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# NEIGHBORS

A&D Buffalo's  
 America's Best Contacts & Eyeglasses  
 Ashley Furniture HomeStore  
 Ashley Stewart  
 Aspen Dental  
 AT&T Mobility  
 Barnett Jewelers  
 Best Buy  
 BJ's Wholesale Club  
 Blaze Fast Fire'd Pizza  
 Brazils Waxing Center  
 Buffalo Wild Wings  
 Burlington  
 Carter's  
 Chili's  
 Claire's Boutiques  
 Cold Stone Creamery  
 Cracker Barrel  
 David's Bridal  
 Dollar Tree  
 DTLR  
 Duluth Trading Company  
 F45 Training  
 Five Below  
 Five Guys Burgers and Fries  
 Florida Blue  
 Foot Locker  
 Fuji Yama Japanese Steakhouse  
 GameStop  
 GNC  
 Green Papaya Pan Asian Cuisine  
 Hair Cuttery  
 Hardee's  
 HomeGoods  
 Integration Spa  
 Jersey Mike's Subs  
 Kay Jewelers  
 Lane Bryant

Mattress Firm  
 Men's Wearhouse  
 Michaels  
 Million Nails & Spa  
 Mr. Potato Spread  
 Nail Studio  
 Office Depot  
 Old Navy  
 Once Upon A Child  
 OneMain Financial  
 P.F. Chang's  
 Panera Bread  
 Peterbrooke Chocolatier  
 PetSmart  
 Rack Room Shoes  
 Randstad  
 Ritzy Nail Spa  
 River City Nails & Day Spa  
 Ross Dress for Less  
 Sally Beauty Supply  
 Salsas Cocina Mexicana & Cantina  
 Smallcakes Cupcakery & Creamery  
 Sportsman's Warehouse  
 Starbucks  
 Supercuts  
 Texas Roadhouse  
 The Juicy Crab  
 Tijuana Flats  
 T-Mobile  
 Torrid  
 Tropical Smoothie Cafe  
 Tsaocaa Tea  
 uBreakiFix by asurion  
 Uniform-T  
 Visionworks  
 Wasabi Japanese Steakhouse  
 Xfinity



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# ABOUT JACKSONVILLE



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.



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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>

## TOP EMPLOYERS THE JAX REGION



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# ABOUT ASHCO

Real estate is about more than buildings for us; it's about helping business owners achieve their dreams of a prime location where clients feel welcome and eager to visit. It's about connecting real estate with local communities.

For over 50 years, Ashco has used innovative architectural design and strategic locations to positively impact neighborhoods and enhance the lives of those who interact with our spaces. We work exclusively with our tenants to build unique and inviting retail environments, shaping the future of retail together.



Ashco Board is proud to support the following organizations



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**LEASING**

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