

• OUTPARCELS AT •  
**TOWN CENTER**



TIFFANY & Co.

MAGGIANO'S  
LITTLE ITALY



NORDSTROM

Dillard's

**J. ALEXANDER'S**  
 RESTAURANT

J.CREW



GUCCI



RH  
RESTORATION HARDWARE



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## DISCOVER YOUR NEXT LUXURY DESTINATION

AT THE ST. JOHNS TOWN CENTER IN JACKSONVILLE, FL

### TOWN CENTER STATISTICS & INFORMATION

Discover Town Center Outparcels, Shadow Anchored by Simon Malls St Johns Town Center, the ultimate shopping and dining destination with in North Florida 175+ retailers and 20+ nationally recognized restaurants. Located in the heart of Jacksonville's thriving Retail & Dining district, the Town Center stands as the largest open air Super Regional Mall between Orlando and Atlanta. Strategically positioned at the junction of 295 and J Turner Butler Boulevard, it offers a premier experience alongside prestigious brands like Gucci, Chanel, Restoration Hardware, Apple, Nordstrom, Dillards, and many more.

- Over **20 million** visitors annually.
- Average sales **~\$1,750** per square foot, significantly higher than the national average for malls.
- Average household income in the surrounding area exceeding **\$100,000**.
- Over **175** stores, including high-end retailers like Nordstrom, Louis Vuitton, and Tiffany & Co.
- Jacksonville's metropolitan area population is over **1.5 million** and continues to grow.



**#1** most populous city in Florida and **#10** most populous in the USA according to the US Census.

### ICONIC LOCATION

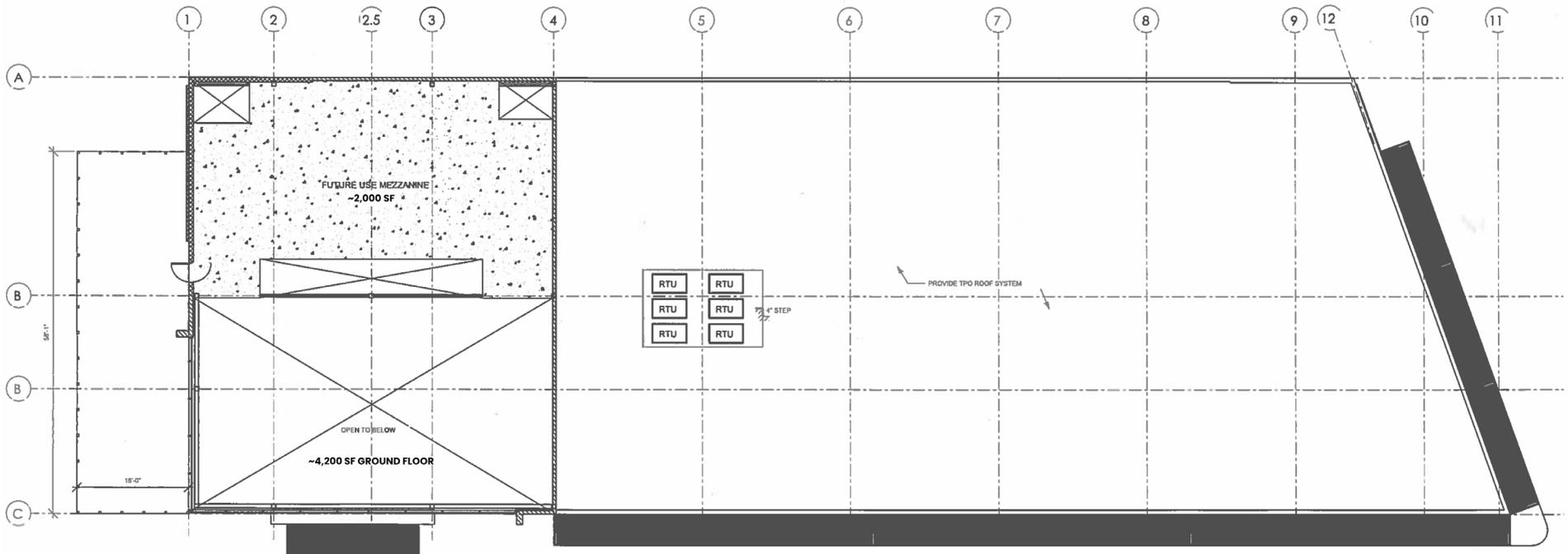
Largest Super Regional Mall Between Orlando & Atlanta. Strategically located at the signalized first entrance to Town Center. Outparcel to Nordstrom featuring opportunity for signage on Big Island Drive and Buckhead Branch Drive.

### DENSE RESIDENTIAL POPULATION

- Surrounded by dense daytime population of **263,211** and **23.5M SF** of office within five miles.
- **8,700+** multifamily units exist along the Gate Pkwy corridor with another **1,300+** proposed.
- In close proximity to the future **550-acre** "Seven Pines" residential development by David Weekly and ICI Homes, with **1,600** single-family homes planned.
- Close proximity to UNF with **16,500+** students.



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**2023 ESTIMATED DEMOGRAPHICS**

**5 Mile Radius**

Ashco is proud to present our shopping center located in St. Johns Town Center. Join North Florida's top "Live, Work, Play" destination, Town Center Retail Plaza.

LOCATION	POPULATION	MEDIAN AGE	AVG HH INCOME	TRAFFIC VOLUME
<b>JACKSONVILLE</b> 4907 Big Island Drive. Jacksonville, FL 32246	<b>188,785</b>	<b>38.4</b>	<b>\$86,202</b>	<b>121,631</b>

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## About Ashco

ASHCO is a leading real estate management and development company with a passion for enhancing the value and performance of its strategically located commercial retail properties. We have served the Jacksonville, Florida community for over five decades where we have built a reputation for excellence. Our commitment to the success of our tenants is evidenced by our responsiveness, accessibility, and the personal relationships we build with our tenants.



**Ashco board is proud to support the following organizations**



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