

FOR LEASE

THE STRAND AT ST JOHNS TOWN CENTER

NEC Town Center Parkway at Gate Parkway, Jacksonville, FL 32246

CLOSE PROXIMITY TO UNF
WITH ±16,500 STUDENTS



ANCHORED BY BEST BUY, HOBBY LOBBY, 2ND & CHARLES & PGA TOUR SUPERSTORE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Nancy Sumner

VICE PRESIDENT

nancysumner@katzretail.com

(404) 561-9447

Katy Figg

VICE PRESIDENT

katyfigg@katzretail.com

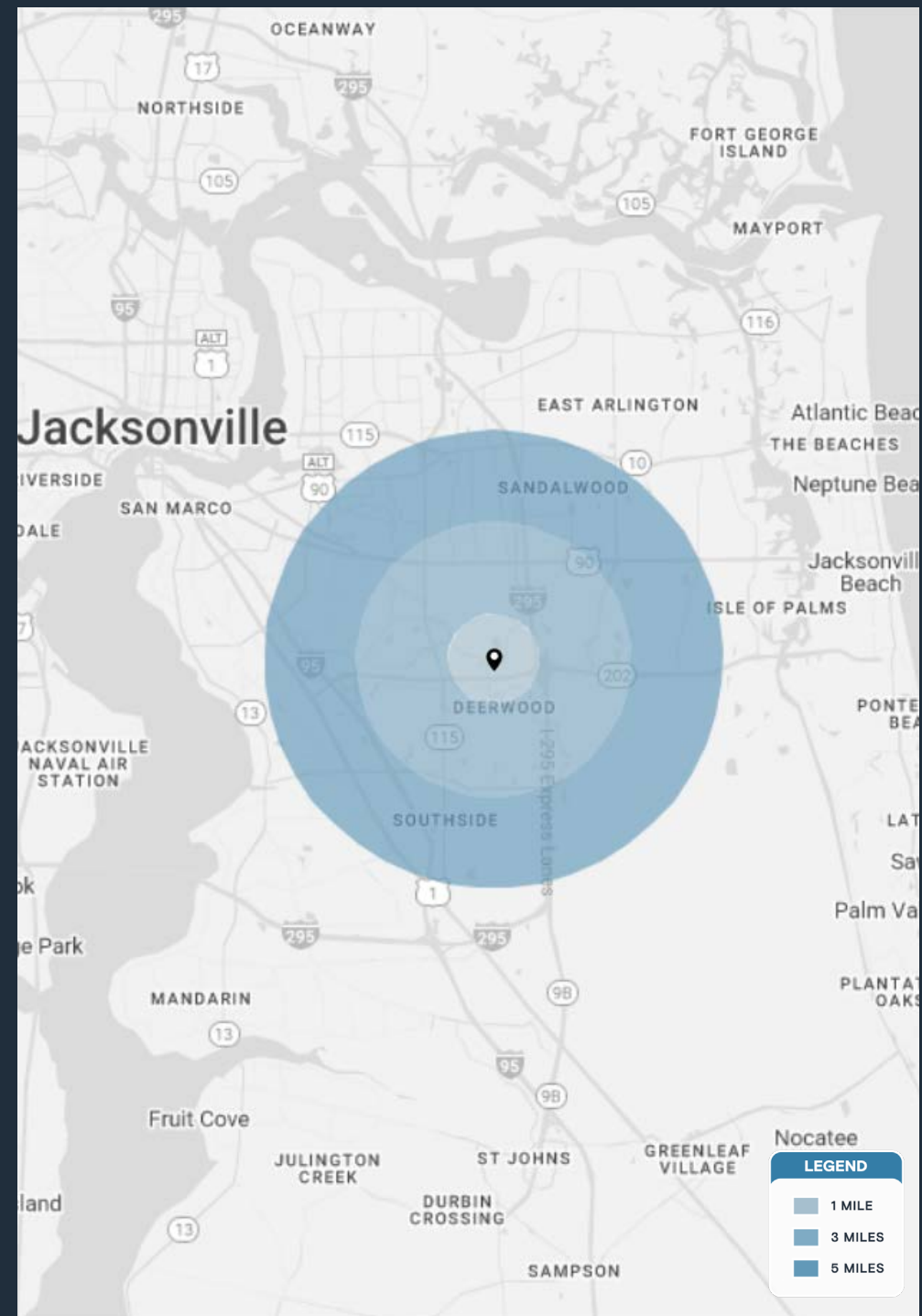
(704) 298-9464

Property Overview

HIGHLIGHTS

- The Strand is anchored by Best Buy, Hobby Lobby, 2nd & Charles, and PGA Tour Superstore, and has a total GLA of ±245,968 SF
- Strategically positioned at main and main of the premier shopping destination of Jacksonville
- 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 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

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	10,189	76,029	205,269
HOUSEHOLDS	5,702	33,606	87,886
EMPLOYEES	3,932	50,601	138,630
AVERAGE HH INCOME	\$105,460	\$96,589	\$98,080
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	23,643	109,589	264,364
HOUSEHOLDS	11,754	48,861	111,540
EMPLOYEES	17,845	77,936	169,043
AVERAGE HH INCOME	\$109,432	\$97,743	\$99,355





Tenant Roster

S1-1	Pediatric Associates	9,000	A-4	Best Buy	36,306	S5-3	T-Mobile	2,737
S1-2	Vision Today	2,270	S3-1	Good Feet	1,450	S5-4	DOMU	2,726
S1-3	Bon Chon	2,334	S3-2	Milan Laser Hair Removal	1,426	P-1	Chase	3,558
A-1	Hobby Lobby	54,967	S3-3	Keke's Breakfast Cafe	4,400	P-2	Cheddar's Scratch Kitchen	7,391
A-2	2nd & Charles	19,522	S3-4	Available	4,172	P-3	Chuy's	7,800
S2-1	Hopdoddy Burger Bar	4,000	S4-1	HCA Care Now	4,553	P-4	Firebirds Wood Fired Grill	6,615
S2-2	The Yard Milkshake Bar	1,542	S4-2	Thrive Infusions	1,528	P-5	Fogo de Chão	8,995
S2-3a	Deca Dental	2,500	S4-3	Available	4,581	P-6	Moe's Southwest Grill	2,760
S2-3b	ISI Elite Training	2,582	S5-1	Mission BBQ	3,502	P-7.1	Diamond's Direct	6,000
S2-6	Luxy Nails	2,800	S5-2a	Petfolk	2,956	P-7.2	Cigars International	-
A-3	PGA Tour Superstore	24,930	S5-2	PopUp Bagels	1,008			







Contact Brokers

Katy Figg

VICE PRESIDENT

katyfigg@katzretail.com

(704) 298-9464

Nancy Sumner

VICE PRESIDENT

nancysumner@katzretail.com

(404) 561-9447



KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 10.28.25