

TOWN CENTER AT EAGLE HARBOR

1545 COUNTY RD 220 ORANGE PARK, FL 32003



LEASING OPPORTUNITIES AVAILABLE

CENTER INFORMATION & HIGHLIGHTS

- WINN DIXIE ANCHORED NEIGHBORHOOD CENTER
- NATIONAL TENANTS INCLUDE:
 - YOUR PIE, T-MOBILE, MATHNASIUM, AND LARRY'S GIANT SUBS
- DIRECTLY NORTH OF MAIN ENTRANCE TO FLEMING ISLAND PLANTATION
- CORNER OF HIGHWAY 220 AND TOWN CENTER BLVD
- WITHIN WALKING DISTANCE TO MANY NATIONAL RESTAURANTS & MOVIE THEATRE
- HIGH TRAFFIC COUNT:
 - 26,500+ ON HIGHWAY 220
 - 35-52,000+ ON HIGHWAY 17

DEMOGRAPHIC DATA

THREE MILE

- POPULATION: 34,156
- AVG. HOUSEHOLDS: 13,119
- AVG. INCOME: \$158,964

FIVE MILE

- POPULATION: 81,050
- AVG. HOUSEHOLDS: 31,093
- AVG. INCOME: \$145,372

FOR LEASING INFORMATION CONTACT NICK MUSSATTI - 800.435.7834



240 BROOKSTONE CENTRE PARKWAY
COLUMBUS, GA 31904
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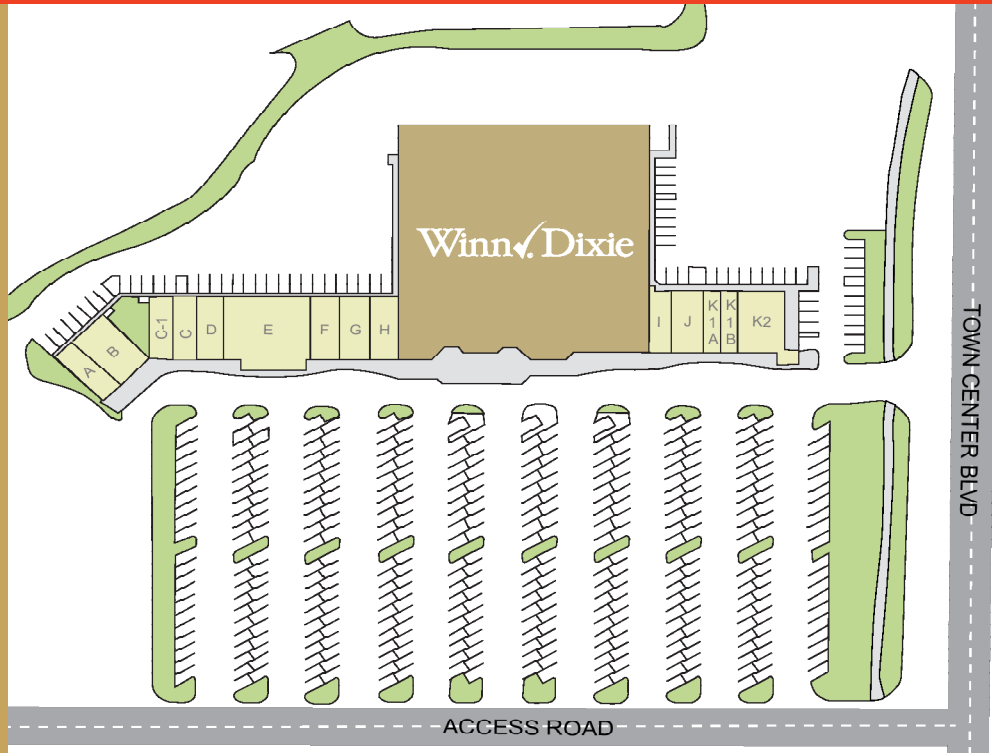


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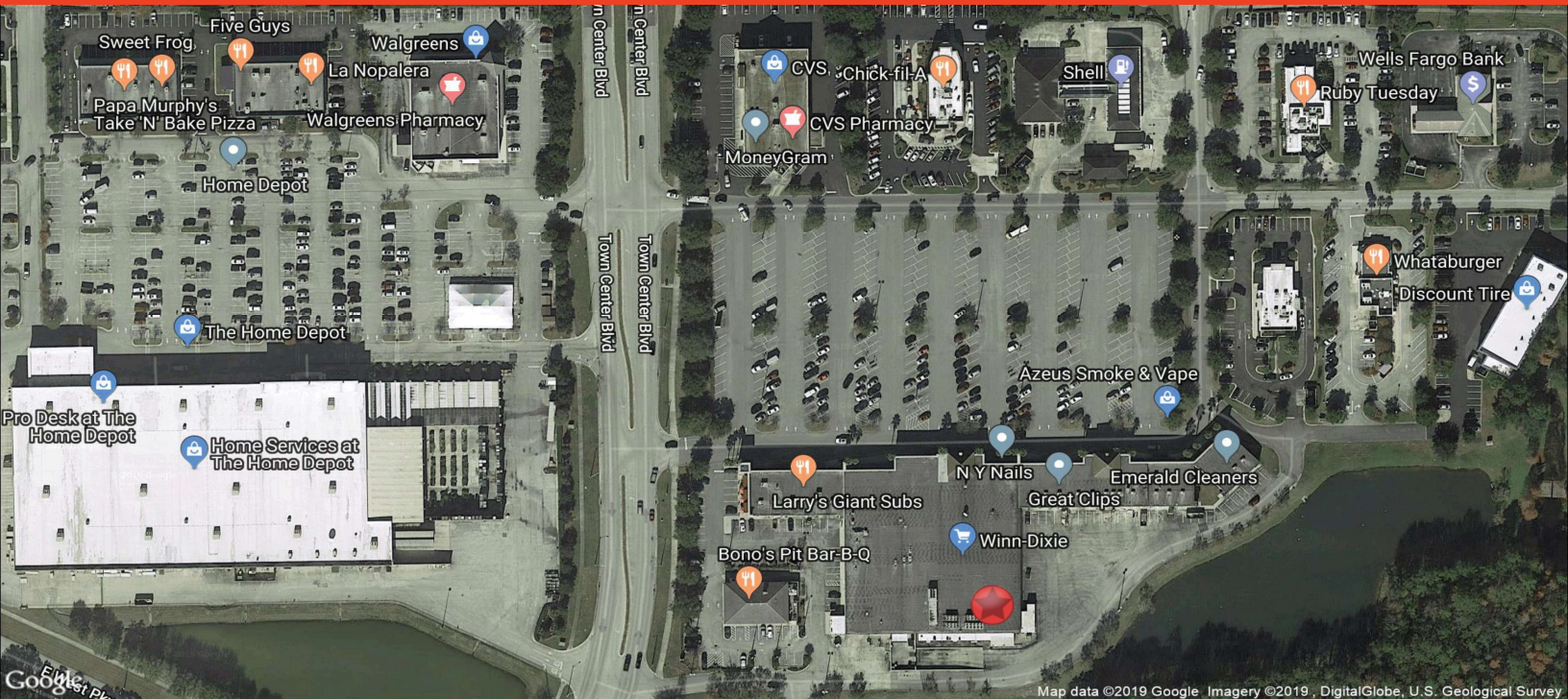
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TENANT INFO

TANC	WINN DIXIE	52,474
A	LAPELS	1,200
B	SOUTHERN BROTHERS FLOORING & CABINETS	2,400
C-1	AZEUS SMOKE AND VAPE	1,200
C	ARROWS UNLIMITED	1,200
D	O'REILLY AUTO PARTS	1,200
E	O'REILLY AUTO PARTS	6,000
F	GREAT CLIPS	1,200
G	MATHNASIUM	1,200
H	NY NAILS	1,200
I	SONA EYEBROW THREADING & WAX	900
J	LARRY'S GIANT SUBS	1,500
K1A	ISLAND LIQUOR CORP	1,200
K1B	ISLAND LIQUOR CORP	1,200



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