

SHOPPES OF TINSELTOWN I & II

9734 Deer Lake Court, Jacksonville, FL 32246

RETAIL FOR LEASE



PROPERTY OVERVIEW

- **Available: 1,683 SF, 3,118 SF & 3,686 SF**
- ± 29,411 SF shopping center
- Located near over 3 million SF of office parks including Fidelity Investments, Florida Blue and Merrill Lynch
- Adjacent to Cinemark Tinseltown Movie Theater
- Site is less than 2 miles away from the St. Johns Town Center
- Strong tenancy and major retailers and restaurants in the area including Mellow Mushroom, Cinemark Theater, McDonalds, Miller's Ale House and Chick-Fil-A

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,177	86,159	227,343
Households	4,529	38,433	96,965
Daytime Pop.	9,028	107,869	220,427
Ave. HH Income	\$88,000	\$98,206	\$99,479



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Space	Tenant	SF
B1	Mellow Mushroom	4,724
B2	COMING AVAILABLE	1,683
B3	The Scoop N Scootery	1,188
B4	IVX Health	1,647
B5	AVAILABLE	3,686
B6	Norikase	4,308

CINEMARK™
 15 SCREEN COUNT
 2,800 SEATS
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DIRECT ACCESS TO
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Space	Tenant	SF
A1	AVAILABLE	3,118
A2	bb.q Chicken	1,941
A3	Glitz & Glam Nails	2,520
A4	Pho Today	2,600
A5	Jersey Mike's	1,678






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**MILLER'S
 ALE HOUSE**



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