

Town Center at Eagle Harbor

SPACE	TENANT	SF
I ANC	WINN DIXIE	52,474
A	EMERALD CLEANERS	1,200
B	BLACK BELT ACADEMIES	2,400
C	COMMUNITY CREDIT UNION OF FLORIDA	2,400
D	VACANT	1,200
E	Osaka Grill Sushi / Chinese Buffet	6,000
F	VACANT	1,200
G	ADVANCE AMERICA	1,200
H	NY NAILS	1,200
I	T-MOBILE	900
J	LARRY'S GIANT SUBS	1,500
K	BLOCKBUSTER	4,586
TOTAL		76,260



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VICTORY
REAL ESTATE INVESTMENTS
240 BROOKSTONE CENTRE PARKWAY
COLUMBUS, GA 31904

COMMUNITY CENTER

1545 COUNTY ROAD 220
ORANGE PARK, FL
(SOUTHEAST CORNER OF COUNTY ROAD 220
& TOWN CENTER BLVD)

CLAY COUNTY

CENTER SIZE: 76,260
TOTAL STORES: 12
TRAFFIC COUNT: 59,170 CARS/DAY

ANCHOR STORES: WINN DIXIE

DEMOGRAPHICS

THREE MILE

POPULATION: 26,572
AVG. HOUSEHOLDS: 8,318
AVERAGE INCOME: \$90,263
AVERAGE AGE: 36

FIVE MILE

POPULATION: 77,007
AVERAGE HOUSEHOLDS: 25,402
AVERAGE INCOME: \$80,808
AVERAGE AGE: 38



★	TOWN CENTER AT EAGLE HARBOR	4	HOME DEPOT, WALGREENS, CURVES, O'CHARLEY'S, LONGHORN
1	WAL-MART	5	KOHL'S, CHILI'S
2	TARGET, KAY JEWELERS		
3	PUBLIX, STEINMART, UPS, STARBUCKS, HALLMARK		RED DENOTES HIGH INCOME HOUSING