

# Town Center at Eagle Harbor

SPACE	TENANT	SF
IANC	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
<b>TOTAL</b>		<b>76,260</b>



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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