

RIVER CITY MARKETPLACE

PRIME RESTAURANT LOCATION



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#ASHCOINC

SECOND LARGEST SHOPPING CENTER BETWEEN ORLANDO & ATLANTA



APPROX. 1,600 SQ FT AVAILABLE

CLASS "A" SHOPPING CENTER W/ COMPLIMENTARY ANCHORS & NEIGHBORS



HOOD, GREASE TRAP & WALK IN COOLER INCLUDED

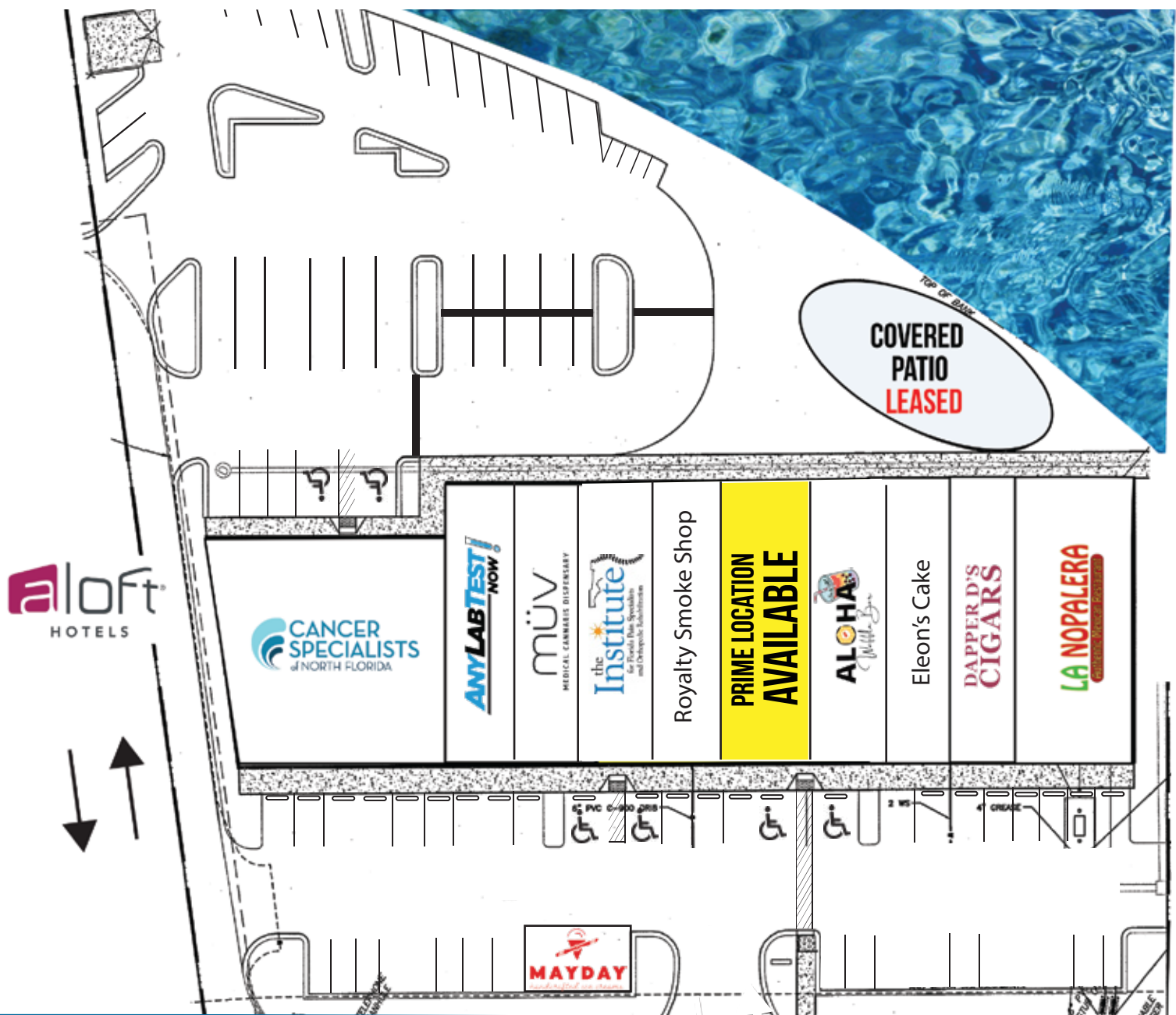
PLENTY OF PARKING SPACES

UNPARALLELED VISIBILITY



DISCLAIMER: Information and or imagery included is not warranted to be current or correct. Readers should independently verify the information included and conduct an appropriate level of due diligence prior to entering into any transaction or agreement. This is for illustration purposes only and final product is subject to change.

725 SKYMARKS DR, JACKSONVILLE, FL 32218
ZONED: PUD



RIVER CITY TENANT LAYOUT

1	Cancer Specialist Of NE Florida	approx. 4,611
2	Any Lab Test Now	approx. 1,200
3	MUV	approx. 1,600
4	The Institute for Florida Pain Spec.	approx. 1200
5	Royalty Smoke Shop	approx. 1,800
6	Prime Location Available	approx. 1,600
7	Aloha Waffle Bar	approx. 1,600
8	Eleon Cake	approx. 1800
9	Dapper D's Cigar	approx. 1,600
10	La Nopalera	approx. 5,000
11	Mayday	approx. 600

Located right off I-95 and just north of I-295, River City Marketplace lies at the epicenter of the fastest growing commercial and residential region in the northeast Florida and southeast Georgia. Medical, dining and retail spaces are available with 1,000,000 square feet of planned urban development.

Just 2 miles east of Jacksonville International Airport are numerous high-profile neighbors including Wal-Mart Supercenter, Lowes, Best Buy, Carrabbas, UF Health and Jacksonville Orthopedic Institute.

As with all Ascho properties, River City Marketplace is designed for maximum visual appeal. Tasteful color schemes highlight welcoming storefronts while beautiful and well-maintained landscaping greets your clientele creating less a shopping center and more of a community.

We don't just build **Shopping Centers**, We build **Communities**.

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RETAIL STORES & RESTAURANTS

- 121 FINANCIAL
- ALDI
- ALOFT HOTEL
- AMERICA'S BEST CONTACTS & EYEGLASSES
- AMELIAS URGENT CARE
- ASHLEY FURNITURE
- ASHLEY STEWART
- AT&T
- BAPTIST PRIMARY CARE
- BARNETT JEWELERS
- BLAZE PIZZA
- BED, BATH & BEYOND
- BEST BUY
- BJ'S BREWHOUSE
- BOSTON'S PIZZA
- BURLINGTON COAT FACTORY
- BUFFALO WILD WINGS
- CANCER SPECIALISTS OF NE FLORIDA
- CARRABBA'S
- CARTER'S
- CHILI'S
- CHIPOTLE
- COLDSTONE CREAMERY
- CVS PHARMACY
- COMCAST XFINITY
- CORA PHYSICAL THERAPY
- CRACKER BARREL
- DAPPER D'S
- DICK'S SPORTING GOODS
- DISCOUNT TIRE
- DOLLAR TREE
- DTLR
- DULUTH TRADING
- EYEGLOSS WORLD
- EXPRESS OIL CHANGE
- FLORIDA BLUE
- FLORIDA HEALTH FOODS
- FIREHOUSE SUBS
- FIVE BELOW
- FIVE GUYS
- FOOTLOCKER
- FUJIYAMA
- GAMESTOP
- GNC
- GREEN PAPAYA
- GOODYEAR TIRES
- HAIR CUTTERY
- HARDEE'S
- HOBBY LOBBY
- JIMMY JOHN'S
- KAY JEWELERS
- KIRKLAND'S
- LANE BRYANT
- LA NOPALERA
- LOGAN'S ROADHOUSE
- LOWE'S
- MARSHALLS
- MATTRESS FIRM
- MCDONALD'S
- MELLOW MUSHROOM
- MEN'S WAREHOUSE
- MICHAEL'S
- MOE'S
- NAVY FEDERAL CREDIT UNION
- NEWK'S
- OFFICE MAX
- OLD NAVY
- OLIVE GARDEN
- ONCE UPON A CHILD
- OUTBACK STEAKHOUSE
- PANDA EXPRESS
- PANERA BREAD
- PETERBROOKE CHOCOLATIER
- PETSMART
- POLLO TROPICAL
- RACK ROOM SHOES
- RED LOBSTER
- REGAL CINEMAS
- RIVER CITY DENTAL
- ROSS
- RUE 21
- SALLY BEAUTY
- SADHANA
- SALSAS'S
- SMALL CAKES
- STARBUCKS
- STATE FARM
- STICKY FINGERS
- SUBWAY
- SYNOVUS BANK
- TACO BELL
- THE LEARNING EXPERIENCE
- TIJUANA FLATS
- TIRE KINGDOM
- TORRID
- TROPICAL SMOOTHIE
- UF HEALTH
- ULTA BEAUTY
- UNIFORM-T
- VERIZON WIRELESS
- VISION EXPRESS
- WALGREEN'S
- WALMART SUPERCENTER
- WENDY'S



CANCER SPECIALISTS
of NORTH FLORIDA

DAPPER D'S

LA NOPALERA
Authentic Mexican Cuisine

UFHealth
NORTH

DUVAL COUNTY TAX COLLECTOR

Advance America

Casey's Express

CASA MARIA

JACKSONVILLE ORTHOPAEDIC