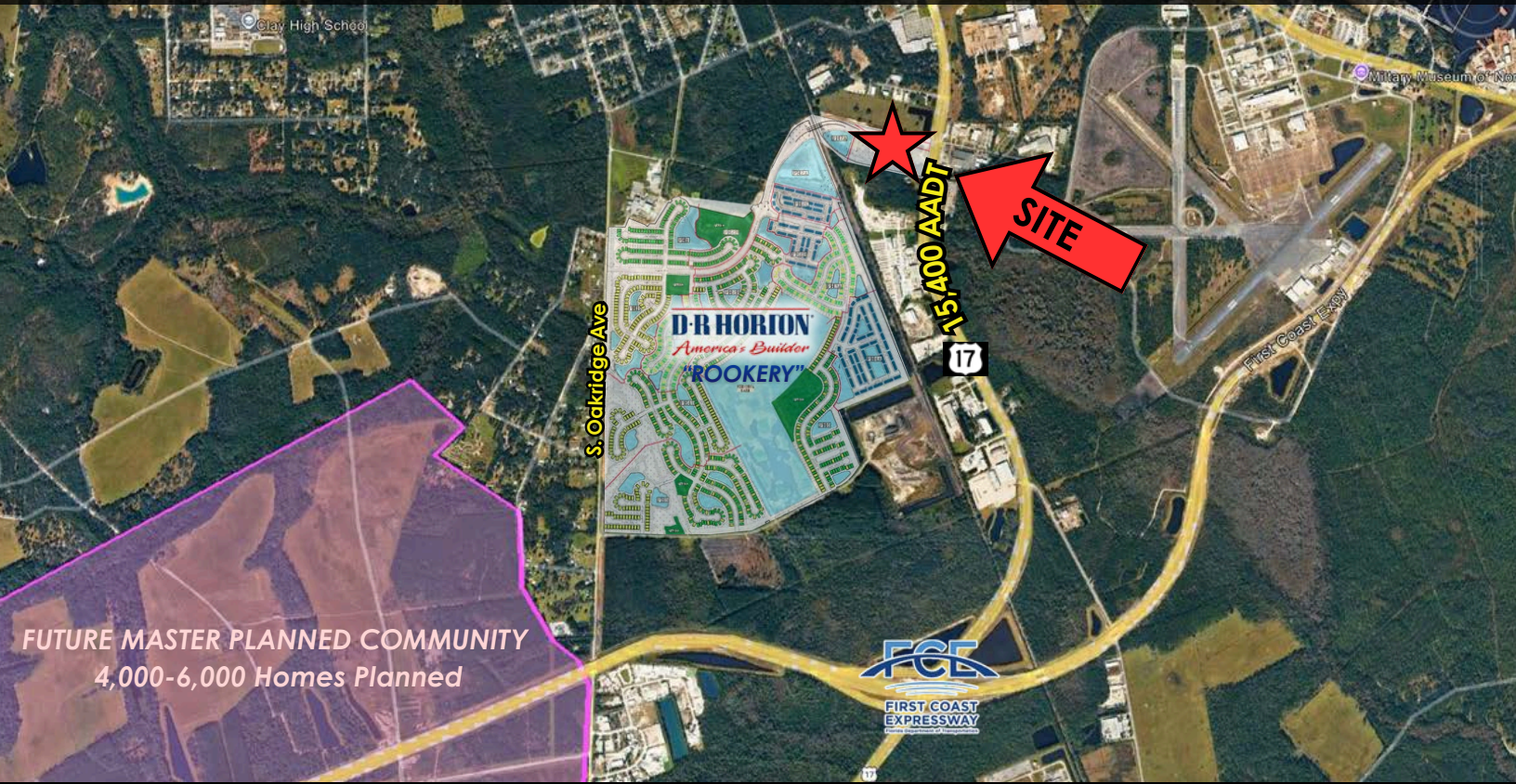


GROCERY ANCHORED CENTER COMING SOON! PRIME PADS & RETAIL SPACE | GREEN COVE SPRINGS, FL

PREMIER GROCERY OUTPARCELS | C2 ZONING | PAD READY DELIVERY | JACKSONVILLE MSA



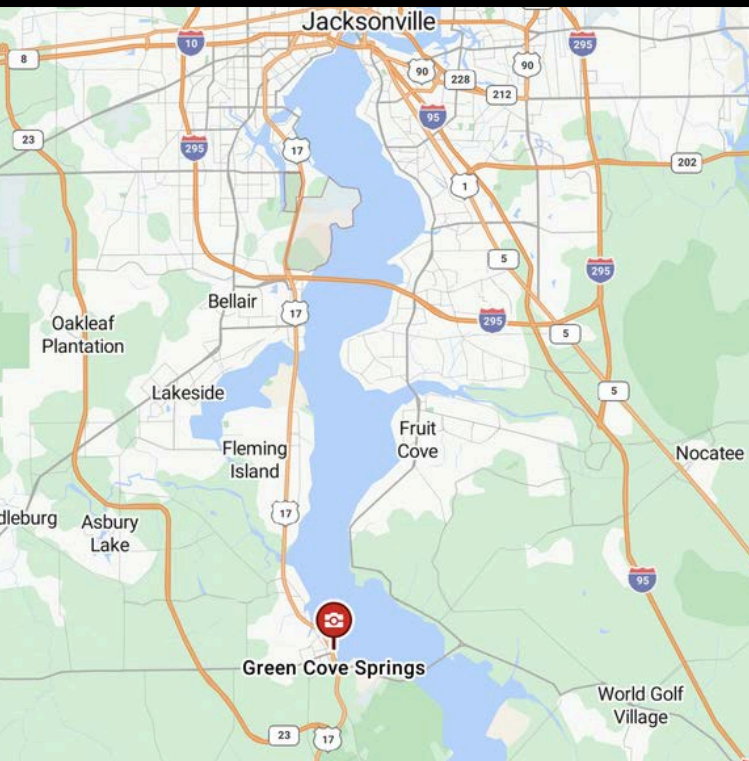
NWC US HWY 17 & Hall Park Rd • Green Cove Springs, FL

Shoppes at Rookery Gate

Key Features:

- Premier frontage parcels, 7,000 SF of retail space, & storage opportunity!
- Located at the entrance of "Rookery" by DR Horton (± 2,000 homes underway)
- Situated at new signalized intersection with full access
- Prime visibility and frontage along US HWY 17
- Situated on the primary north/south corridor through Clay County
- Direct connectivity to 8,000+ new homes within 0.5 miles
- 10,000+ new homes currently underway in the immediate trade area
- C2 zoning allows for gas c-store, QSR, and all retail
- Part of the Jacksonville MSA — one of Florida's fastest-growing metro areas
- GL or BTS Only!

Demographics	1 Mile	3 Miles	5 Miles
2025 Population	906	10,651	27,191
2025 Households	361	4,175	9,963
2025 Avg. HH Income (est.)	\$70,873	\$89,126	\$119,391
2025 Median HH Income	\$52,670	\$65,735	\$93,567



100 Colonial Center Parkway, Suite 230, Lake Mary, FL 32746

321-363-4955 | www.TWDRE.com



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D·R HORTON
America's Builder



Parcel	Size	Status
OP 1	1.15± Ac	AVAILABLE
OP 2	1.36 ± AC	AVAILABLE
OP 3	2.41± AC	AVAILABLE
R '2'	7,000 SF	AVAILABLE/WILL DIVIDE
ANCHOR	50,000 SF	AVAILABLE



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