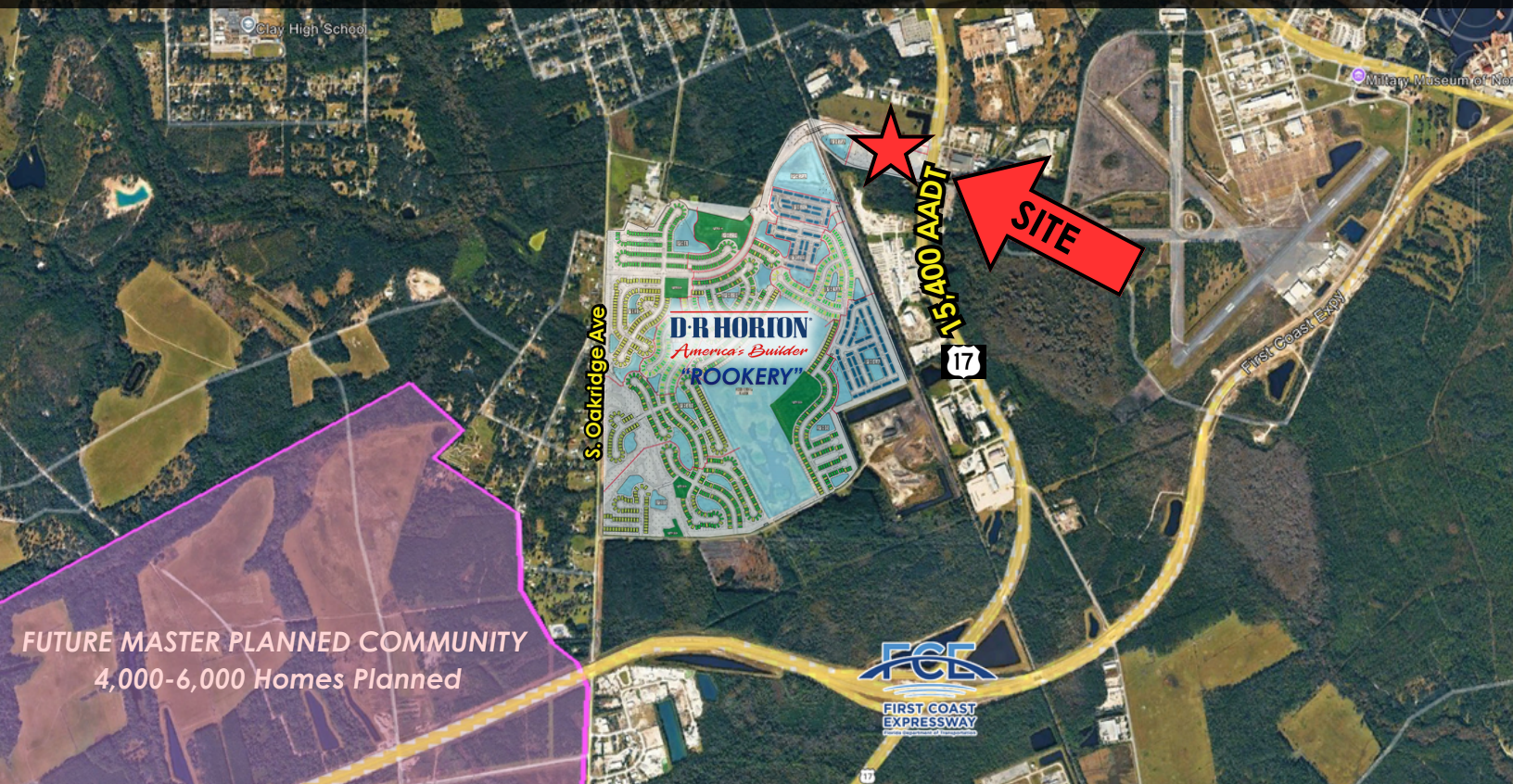


GROCERY ANCHORED CENTER COMING SOON!

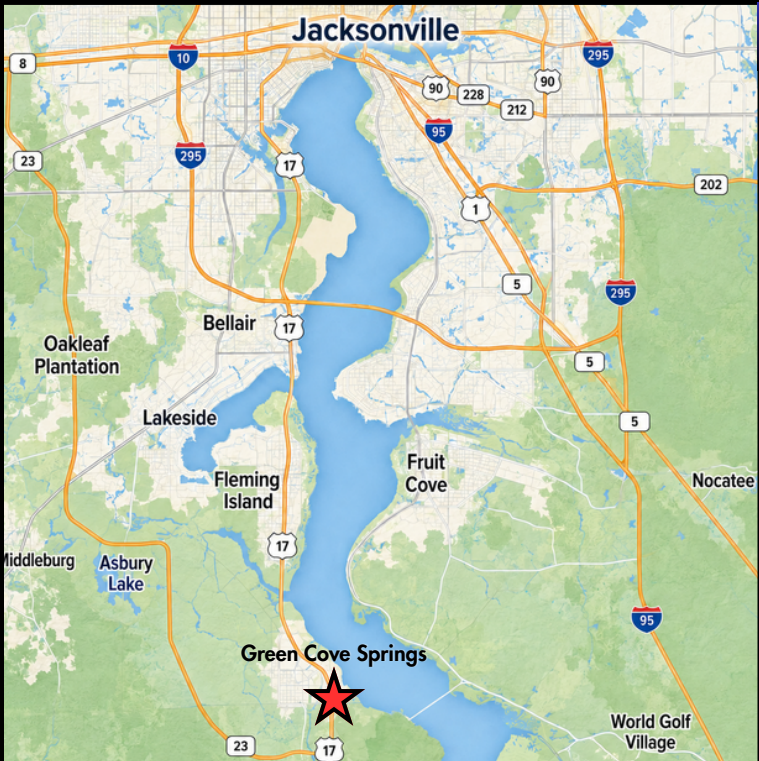
PRIME PADS & RETAIL SPACE | GREEN COVE SPRINGS, FL

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



NWC US Hwy 17 & Pearce Blvd • Green Cove Springs, FL

Shoppes at Rookery Gate



Key Features:

- Premier Frontage Parcels + 7,000 SF Retail
- Situated at Entrance to DR Horton's Rookery (±2,000 Homes)
- New Signalized Intersection + Full Access
- Prime US Hwy 17 Frontage & Visibility
- Primary N/S Corridor Through Clay County
- 8,000+ New Homes Within 0.5 Miles
- 10,000+ Homes Underway in Trade Area
- C-2 Zoning – Gas, QSR & Retail
- Jacksonville MSA Growth Corridor

Demographics	1 Mile	3 Miles	5 Miles
2026 Population	935	10,497	29,109
2031 Population	972	11,105	36,682
2026 Households	375	4,144	10,600
2026 Avg. HH Income	\$86,534	\$111,893	\$148,029

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

Bridge connecting
Pearce Blvd to
"Rookery"
community

Pearce Blvd

OP 3

Proposed
Full
Access

Proposed
Anchor

Proposed
Full
Access

R '2'

Proposed
RI/RO

Shared primary entrance with
the "Rookery" via
Pearce Blvd
(±2,000 homes underway)

OP 2

Proposed
RI/RO

OP 1

15,400 AADT

17

17

