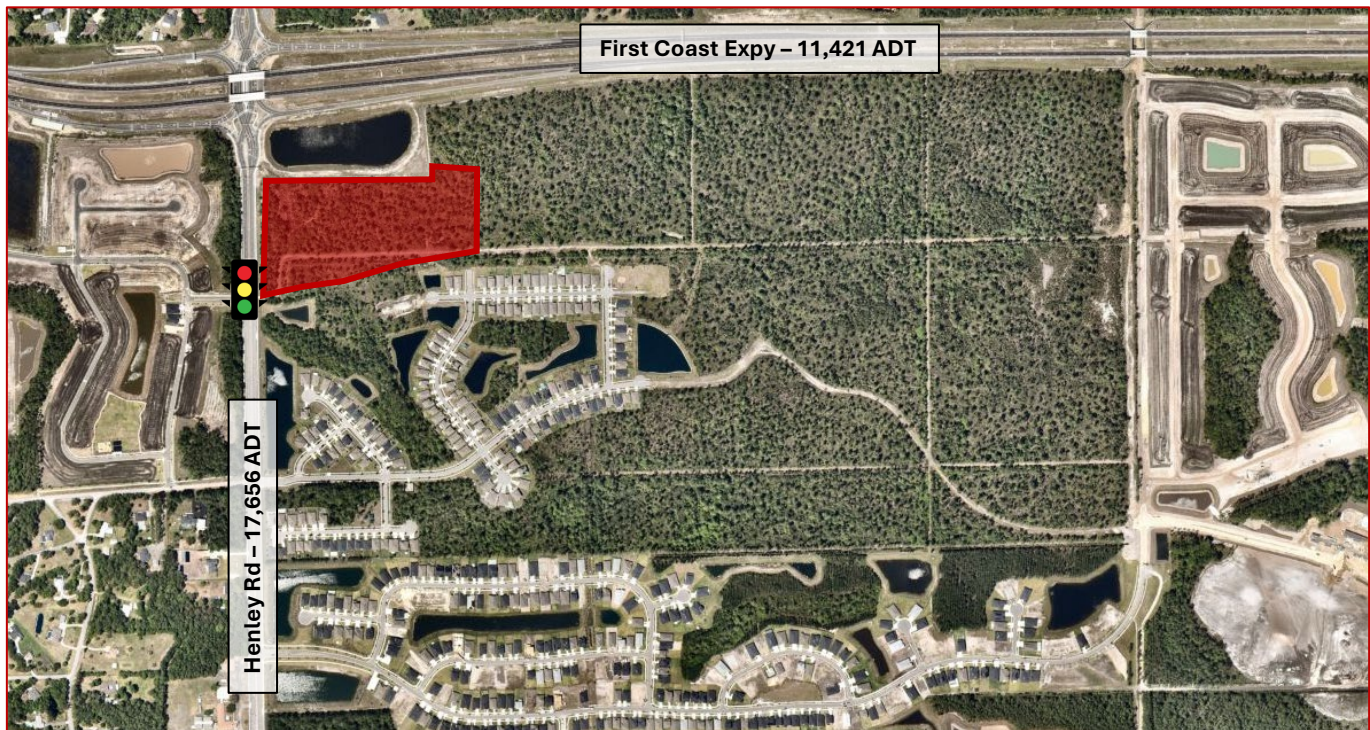


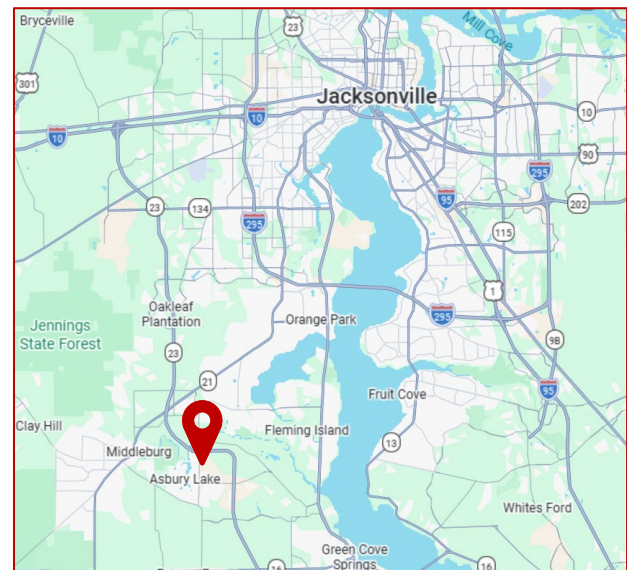
The Shops at Village Park

Henley Rd and Verbena Pkwy | Green Cove Springs, Florida



PROPERTY HIGHLIGHTS

- Anchored by a new 50,239 SF Publix with 22,100 SF of inline shop space
- Situated just off the new First Coast Expressway interchange
- Hard corner at an approved full signalized intersection with five points of access
- 17,656 ADT on Henley Rd | 11,421 ADT on First Coast Expressway (FDOT), projected to reach 27,000 ADT at full expressway build-out
- 7,200+ homes under development within 5 miles
- Located within the fast-growing Jacksonville MSA



DEMOGRAPHIC PROFILE



2026 Estimated Population
2031 Projected Population
2026-2031 Projected Annual Pop Growth

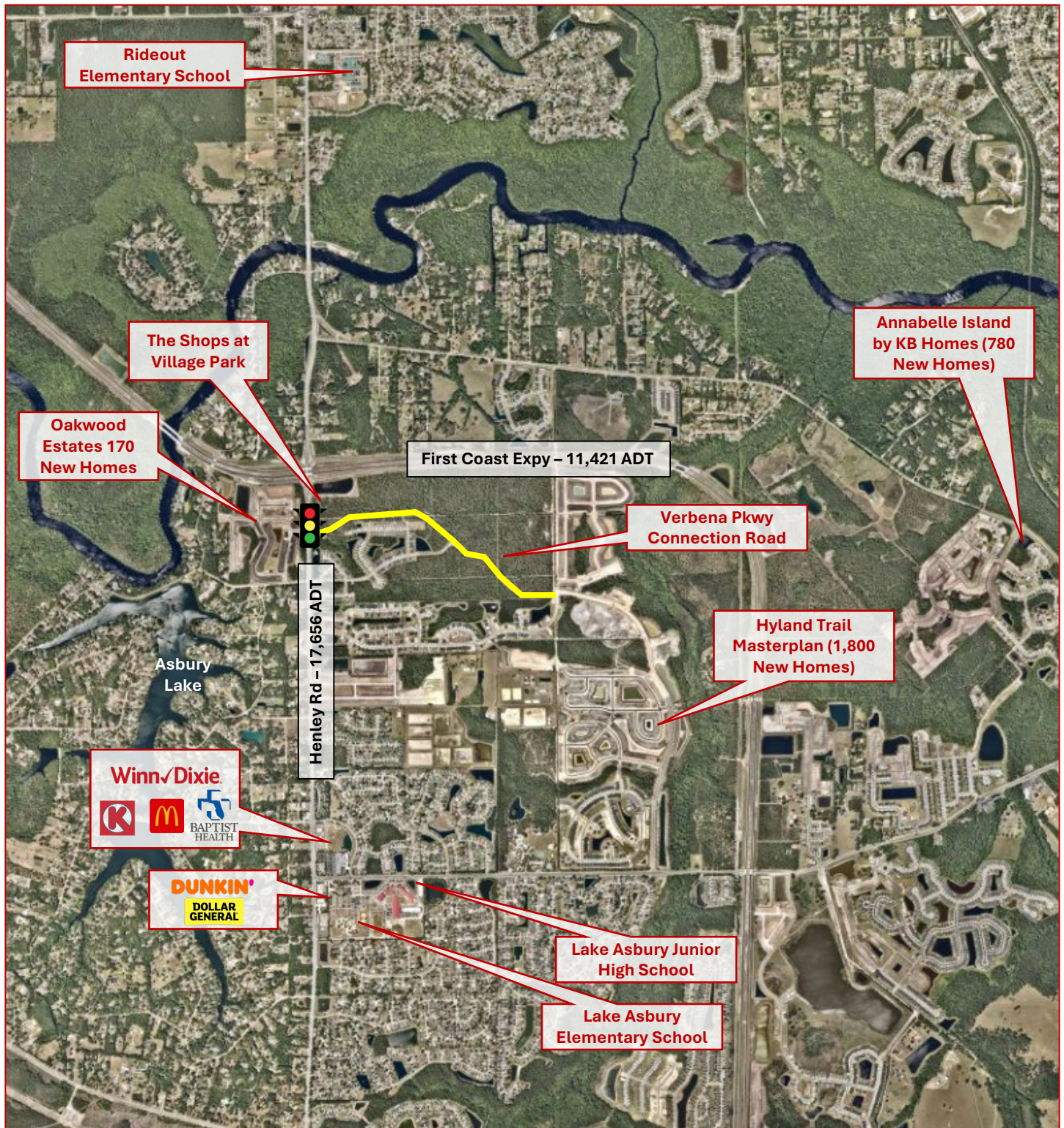
	3 mi	5 mi
2026 Estimated Population	26,672	66,325
2031 Projected Population	31,092	73,581
2026-2031 Projected Annual Pop Growth	3.3%	2.2%



	3 mi	5 mi
2026 Average HH Income	\$130,334	\$125,618
2026 Median HH Income	\$100,519	\$95,454

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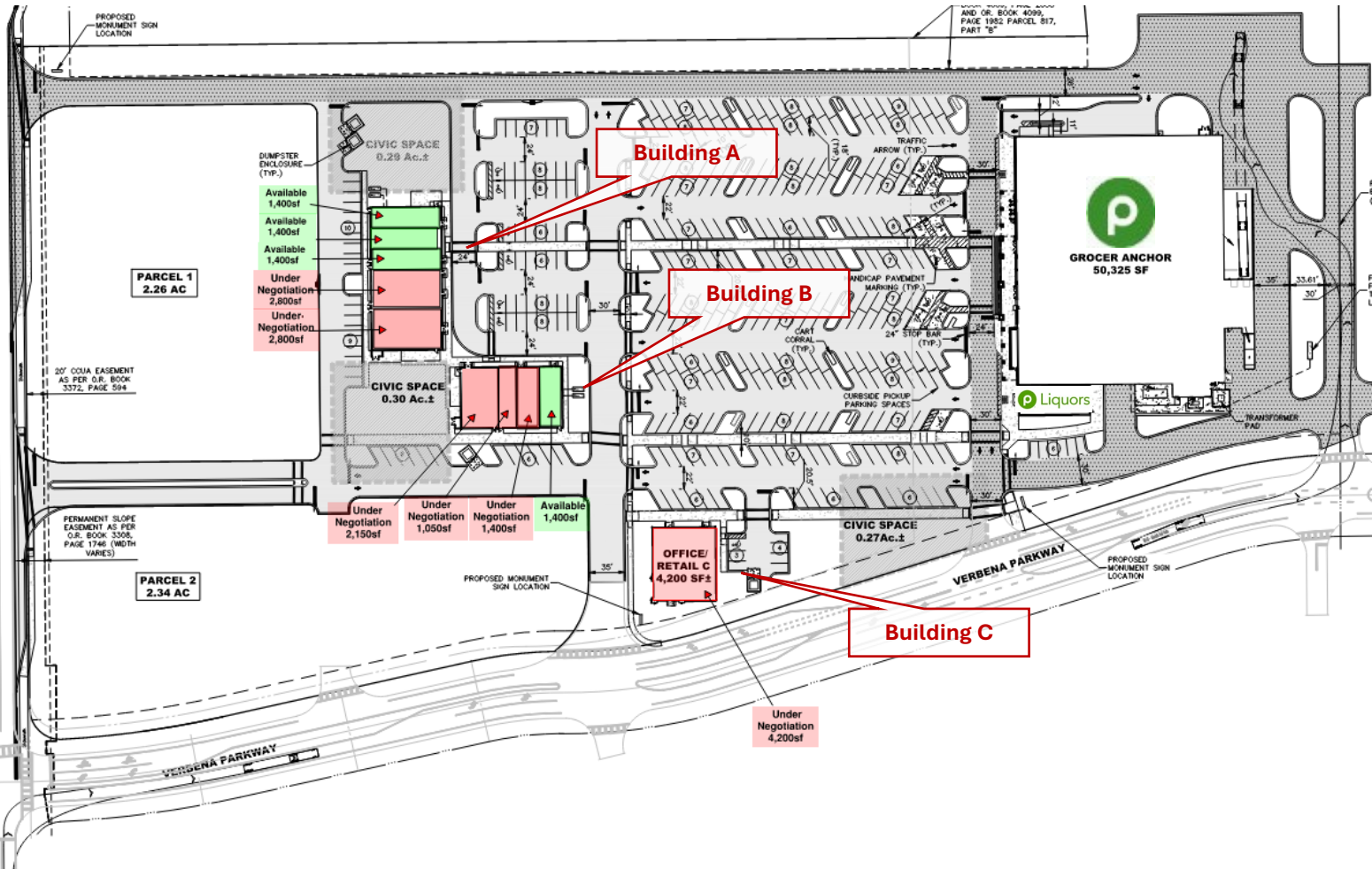
For More Information Call:

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The Shops at Village Park

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4 AVAILABLE SHOP SPACES

SUITE #	SQ. FT.	STATUS
A1	1,400 SF	Available
A2	1,400 SF	Available
A3	1,400 SF	Available
A4	2,800 SF	Under Negotiation
A5	2,800 SF	Under Negotiation
B1	2,150 SF	Under Negotiation
B2	1,050 SF	Under Negotiation
B3	1,400 SF	Under Negotiation
B4	1,400 SF	Available
C1	4,200 SF	Under Negotiation
G1	50,239 SF	Publix
G2	2,100 SF	Publix Liquors

For More Information Call:

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