

SAN MARCO PROMENADE

NOW OPEN! SAN MARCO PROMENADE AVAILABLE FOR IMMEDIATE OCCUPANCY

Local Luxury Living Goes “Live” a Half-Mile from San Marco Square

Jacksonville, Fla. (May 12, 2020) San Marco Promenade — the newest residential community in San Marco is ready for occupancy. Located in one of Jacksonville’s most historic and desirable neighborhoods, the new community features 284 residences with a full suite of modern conveniences.

San Marco Promenade is a short walk to Southern Grounds, Taverna and other local restaurants, shops, parks and activities throughout San Marco. Situated on Philips Highway between Atlantic Boulevard and River Oaks Road, this urban ‘burb serves as the “Gateway to San Marco” and provides convenient access in all directions — Southbank, Downtown, Riverside and the JTB corridor.

San Marco Promenade offers a variety of options for people seeking an urban lifestyle. A total of 11 spacious and distinct one-, two- and three-bedroom floor plans are available ranging in size from 607 sq. ft. to 1,484 sq. ft. With something for every passion, residents can choose a front-row view to contemporary amenities including a resort-inspired pool with grilling area and fire pit lounge; and modern conveniences such as keyless entry, 1 Gigabit hi-speed Wi-Fi throughout the community, complimentary bike and scooter share, and a co-working lounge with computer access. Fitness buffs will enjoy the 24/7 indoor health club with a full TRX station, cardio equipment, free weights and cycling room as well as an outdoor fitness park. Four-legged residents can enjoy amenities such as the Bow Wow Spa and the Pooch Park.

“We know the places people live have an impact on their health and quality of life. We’re not just building ‘another development’. San Marco Promenade is designed as a “live local” community — with its focus on walkability, fitness, neighbor interaction and support. The close proximity to many of Jacksonville’s largest employers provides for shorter commutes and better work-life balance. Being on the cusp of historic San Marco provides residents with ample opportunities to ‘support local’,” notes Jeff Rosen, principal with Chance Partners.

The property is professionally managed by Pegasus Residential who oversees the day-to-day activities including leasing, management and (coming soon) residential relationships. Following new COVID-19/CDC safety guidelines, the leasing team is offering both self-guided and virtual tours. These touch-free tours can be scheduled by calling or emailing the property or through the website www.SanMarcoPromenade.com.

Choose the “Local Luxury” lifestyle. To learn more or lease today, visit www.SanMarcoPromenade.com.

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About Chance Partners

Chance Partners LLC is an award-winning, fully integrated real estate firm specializing in the acquisition and development of high quality, infill, multifamily and mixed-use communities. Backed by a deep understanding of the markets, a commitment to excellence and a track record of success, Chance Partners, led by Judd Bobilin and Jeffrey Rosen, is redefining its targeted communities, one building at a time. Since 2010, the company has developed or acquired more than \$400 million of premier assets ranging from multifamily and student housing to hospitality and retail in strategic walkable locations throughout the Southeast. Chance Partners provides the full suite of investment management, asset management and development services to minimize risk in each

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investment opportunity. Chance Partners has a successful track record working alongside multiple communities, institutional equity partners, and national and community lenders.

About Pegasus Residential

Pegasus Residential is a boutique, third-party Management Company that is headquartered in Atlanta, Georgia. The company manages 30,000 units in more than 40 metro markets. Pegasus Residential provides expertise in acquisitions, new development and re-development; and, also serve as consultants in building and construction services for their clients. For more information about Pegasus, visit www.pegasusresidential.com.

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For more information regarding this press release or San Marco Promenade:

Media Contact

Susan Masucci
(904) 994-0448
susan@createaruckus.com