

## Property Highlights

- Jacksonville MSA
- Nearest retail center to the beach on Beach Boulevard
- Direct entry from US-90/Beach Boulevard
- Co-tenants: Ken & Kim Nails and Exit Realty
- Traffic Counts: 22,500 CPD



### Leasing Contact:

**Justin Greider**

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**Craig Katterfield**

407-581-6241

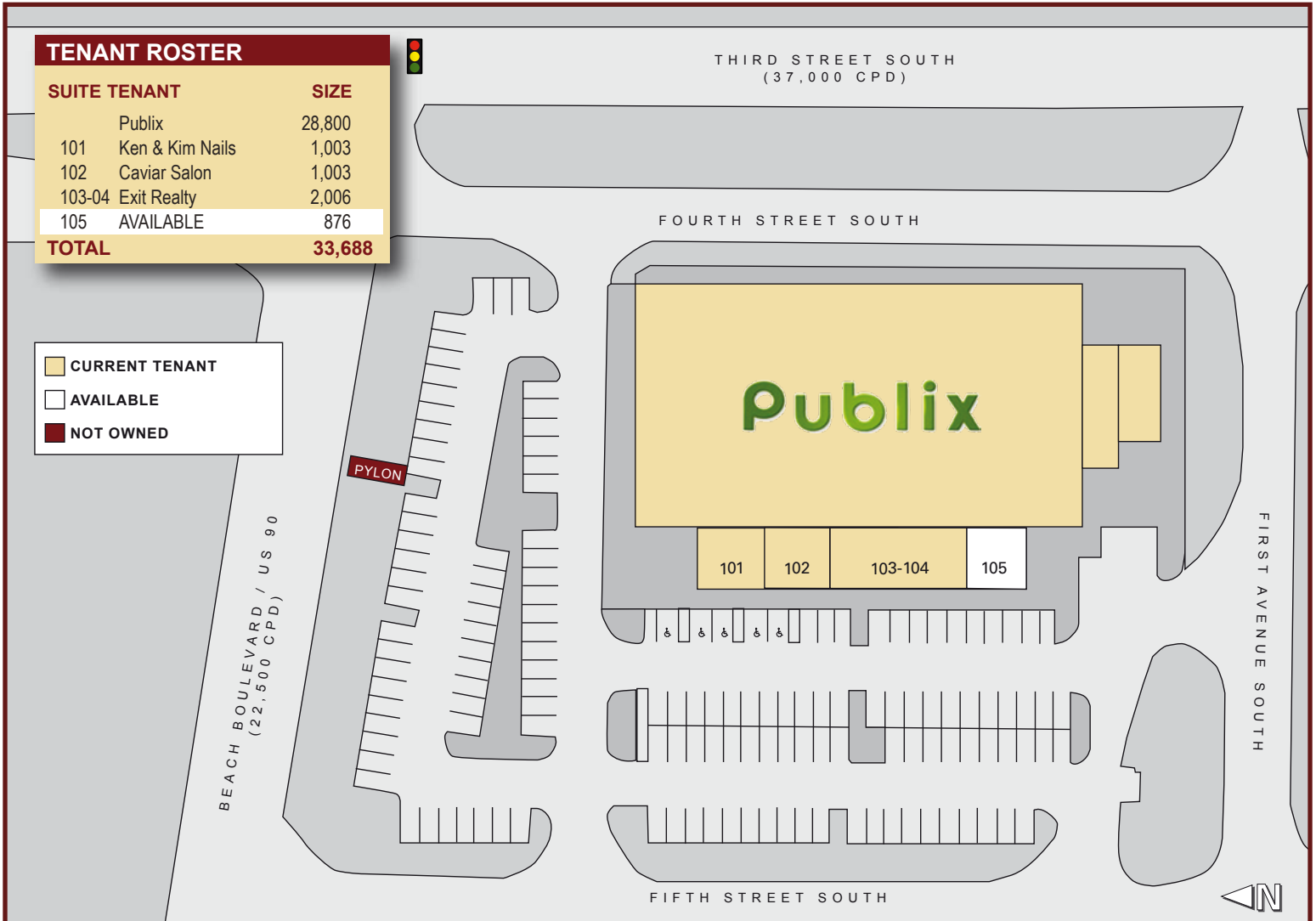
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Licensed Real Estate Broker

## Site Plan



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### Demographics

|                        | 5-Min<br>Drive Time | 10-Min<br>Drive Time | 15-Mi<br>Drive Tim |
|------------------------|---------------------|----------------------|--------------------|
| 2010 Population        | 22,127              | 76,235               | 167,85             |
| 2015 Population        | 22,595              | 79,180               | 177,35             |
| 2010 Average HH Income | \$72,407            | \$85,128             | \$86,67            |
| 2015 Average HH Income | \$78,665            | \$93,097             | \$94,30            |