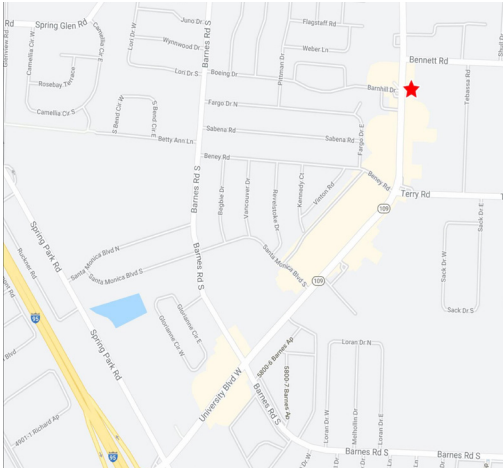


University Boulevard

4241 University Boulevard South, Jacksonville, FL 32216

LOCATION ZONE: INTRACOASTAL WEST



- Freestanding building
- Drive-thru window
- 1,200 square feet
- (1) Men's and (1) Women's ADA compliant bathroom
- 33,500 VPD on University Blvd
- Less than 2 miles from I-95
- Outdoor signage along University Blvd available

TENANTS

- Available

LEASING CONTACT

Kevin Anderson

904-728-6991

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SLEIMAN

1 Sleiman Parkway
Jacksonville, FL 32216

904-731-8806

SLEIMAN.COM



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	13,204	84,113	185,550
2025 Population Projected	13,902 1.1%	88,135 1.0%	195,442 1.1%
Income	\$58,142	\$64,866	\$67,892
Households	5,449	37,665	81,615
Median Age	39.7	37.5	36.5