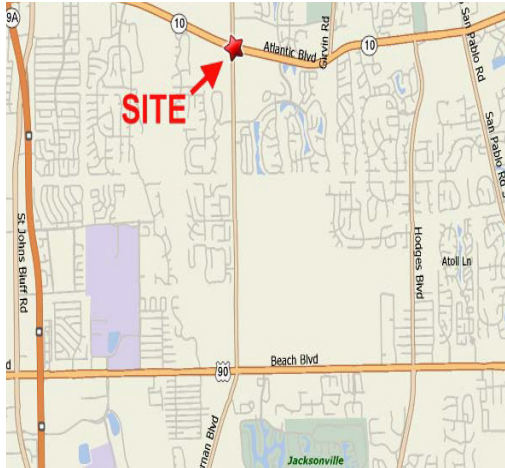


Atlantic West



11824 Atlantic Boulevard, Jacksonville, FL 32225

LOCATION ZONE: INTRACOASTAL WEST



Located at heavily traveled intersection of Atlantic Boulevard and Kernan Boulevard

Outparcels available for development

Great visibility

TENANTS

- Kohl's
- TJ Maxx
- Shoe Carnival
- HomeGoods
- Mattress Firm
- Kay Jewelers

LEASING CONTACT

Kevin Anderson

904-728-6991

kanderson@sleiman.com

SLEIMAN

1 Sleiman Parkway
Jacksonville, FL 32216

904-731-8806

SLEIMAN.COM



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	13,919	89,069	191,290
2025 Population Projected	14,286 0.5%	91,994 0.7%	198,011 0.7%
Income	\$88,018	\$90,539	\$90,212
Households	4,732	33,330	74,837
Median Age	34.1	35.2	35.5

Atlantic West

11824 Atlantic Boulevard, Jacksonville, FL 32225

LOCATION ZONE: Intracoastal West



SITE SUMMARY

TENANT	ADDRESS	SIZE
KOHL'S	11824	96,010 sf
TJ MAXX	11824-100	28,000 sf
SHOE CARNIVAL	11824-200	11,510 sf
DOLLAR TREE	11824-250	9,940 sf
HOME GOODS	11824-300	18,021 sf
AVAILABLE BUILDING AREA	N/A	9,100 sf
KAY JEWELERS	11770-101	2,500 sf
AVAILABLE (24.28' x 70')	11770-103	1,700 sf
AMERICA'S BEST	11770-105	3,500 sf
AVAILABLE OUTPARCEL 2	N/A	1.16 ac
MATTRESS FIRM	11806-2	3,997 sf
ASPEN DENTAL	11806-4	3,200 sf
MEMORIAL MEDICAL GROUP	11850	1.70 ac

This site plan is presented solely for the purpose of identifying the approximate location and size of the building presently contemplated by the owner.
Building sizes, site dimensions, access and parking areas, existing tenant locations and identities are subject to changes without notice and at the owners discretion.
Unit numbers as indicated are not necessarily the actual suite number and are intended for use as reference only.