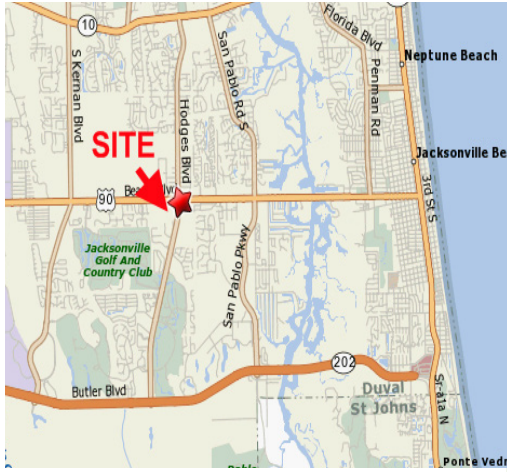


Hodges Pointe Plaza



13500 Beach Boulevard, Jacksonville, FL 32224

LOCATION ZONE: INTRACOASTAL WEST



Located at the heavily traveled intersection of Beach Boulevard and Hodges Boulevard

Close proximity to the University of North Florida campus, with over 17,000 students

Residential development with 780 acres and 2,400 homes planned nearby

TENANTS

- Walmart
- PDQ
- Firehouse Subs
- Panda Express
- Miller's Ale House
- Orange Theory Fitness
- Chipotle
- Verizon Wireless

LEASING CONTACT

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SLEIMAN

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Jacksonville, FL 32216

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SLEIMAN.COM



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	10,675	71,202	171,483
2025 Population Projected	10,970 0.6%	73,695 0.7%	178,067 0.8%
Income	\$141,560	\$101,821	\$104,013
Households	4,559	28,778	69,505
Median Age	37.5	36.1	36.4

Hodges Pointe Plaza

13500 Beach Boulevard, Jacksonville, FL 32224

SITE SUMMARY

TENANT	ADDRESS	SIZE
SALSAS MEXICAN RESTAURANT	13500-46	4,176 sf
ACCOUNTING & TAX	13500-45	1,200 sf
GOODWILL (DROP OFF ONLY)	13500-44	1,541 sf
ORANGE TREE	13500-43	1,200 sf
T-MOBILE	13500-40	2,666 sf
MODISH NAILS	13500-39	2,500 sf
BRUCCI'S PIZZA	13500-36	2,439 sf
MATTRESS FIT 123 / RECLINER FIT 123	13500-33	4,000 sf
ORANGE THEORY FITNESS	13500-30	3,600 sf
BLUE32	13500-29	1,300 sf
TUTEM TEA	13500-28	1,200 sf
H.K. DIM SUM	13500-25	4,357 sf
PET SUPERMARKET	13500-12	7,982 sf
RUE 21	13500-9	4,750 sf
H&R BLOCK	13500-3	1,337 sf
BEALL'S	13500-2B	58,015 sf
BEALL'S OUTLET	13500-2A	21,985 sf
GAMES GALORE	13500-1	2,170 sf
WAL-MART SUPERCENTER (N.I.C.)	13490	208,497 sf
PDQ (BLDG 3,865 sf)	13260	1.02 ac
IHOP (BLDG 5,746 sf) (NIC)	13250	1.07 ac
MILLER'S ALE HOUSE (BLDG 9,322 sf)	3238	1.23 ac
POOLWERX	13546-6	1,435 sf
SUPERCUTS	13546-3	1,164 sf
AVAILABLE (15' x 80')	13546-2	1,200 sf
AVAILABLE (22.5' x 80')	13546-1A	1,800 sf
CHIPOTLE	13546-1	2,400 sf
EYEGLOSS WORLD	13534-3	4,560 sf
VERIZON WIRELESS	13534-1	3,500 sf
CHASE BANK (BLDG 5,278 sf)	13520	1.41 ac
CAR WASH (N.I.C.)	13480	N/A
FIRST WATCH	13470-1	3,500 sf
NOTHING BUNDT CAKES	13470-3	1,648 sf
FIREHOUSE SUBS	13470-4	1,930 sf
PANDA EXPRESS	13460-6	2,100 sf
BARBER STUDIO 904	13460-4	1,150 sf
CARE SPOT (EXPRESS HEALTHCARE)	13460-01	3,250 sf



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.