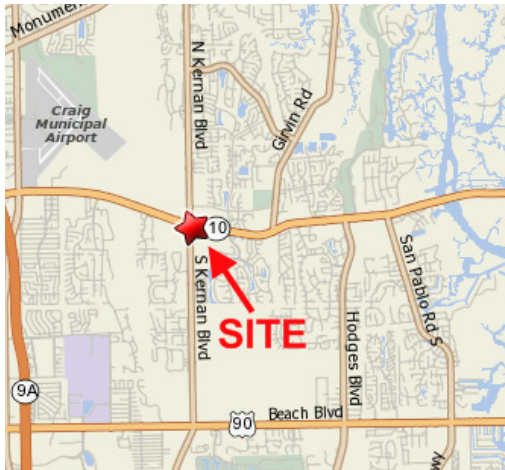


Kernan Pointe

1795 Kernan Boulevard, Jacksonville, FL 32246

LOCATION ZONE: INTRACOASTAL WEST



Located at the heavily traveled intersection of Atlantic Blvd and Kernan Blvd

64,000 VPD on Atlantic Blvd and
16,500 VPD on Kernan Blvd

Great access and visibility

Future development coming soon

TENANTS

- Marco's Pizza
- Sandalwood Dental Care
- OneMain Financial

LEASING CONTACT

Alex Main

904-807-4262

amain@sleiman.com

SLEIMAN

1 Sleiman Parkway
Jacksonville, FL 32216

904-731-8806

SLEIMAN.COM



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	12,987	90,306	190,780
2025 Population Projected	13,300 0.5%	93,265 0.7%	197,332 0.7%
Income	\$94,171	\$93,053	\$91,142
Households	4,452	33,838	74,045
Median Age	34.6	35.5	35.5

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SITE SUMMARY

TENANT	ADDRESS	SIZE
SANDALWOOD DENTAL CARE	1795-101	3,493 sf
ONEMAIN FINANCIAL GROUP	1795-103	1,657 sf
MARCO'S PIZZA	1795-104	1,634 sf
FUTURE DEVELOPMENT	TBD	11,780 sf

SLEIMAN
 Office: 904-731-8806
 Fax: 904-731-1252
 SLEIMAN.COM

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.