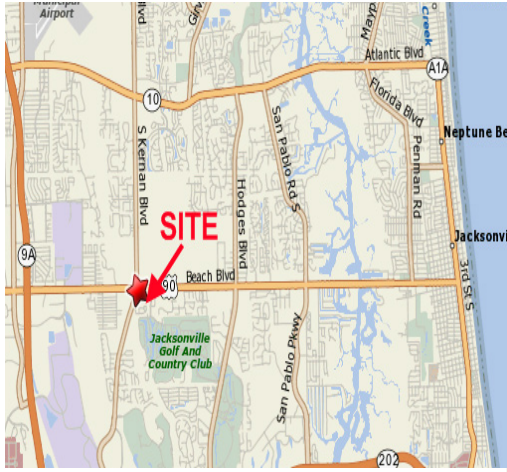


Kernan Square



12620 Beach Boulevard, Jacksonville, FL 32246

LOCATION ZONE: INTRACOASTAL WEST



Located at heavily traveled intersection of Beach Blvd and Kernan Blvd

Close proximity to University of North Florida campus, with over 16,000 students and 780-acre residential development with 2,400 homes planned
49,000 VPD on Beach Blvd

TENANTS

- Publix
- Subway
- UPS Store
- Banfield Pet Hospital
- Fifth Third Bank

LEASING CONTACT

Kevin Anderson

904-728-6991

kanderson@sleiman.com

SLEIMAN

1 Sleiman Parkway
Jacksonville, FL 32216

904-731-8806

SLEIMAN.COM



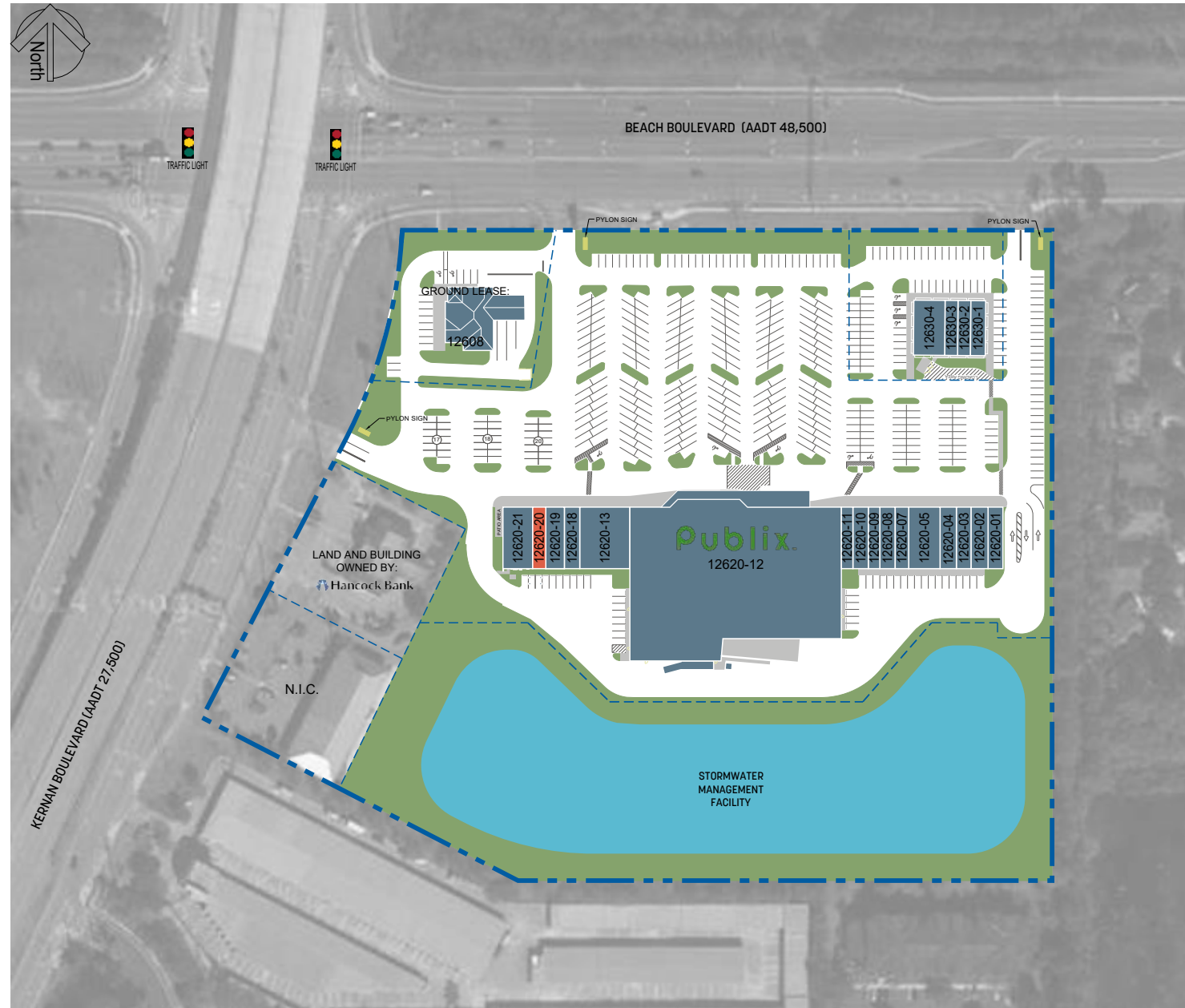
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	10,086	84,559	172,346
2025 Population Projected	10,641 1.1%	88,944 1.0%	181,212 1.0%
Income	\$110,285	\$92,728	\$92,867
Households	4,094	33,045	70,430
Median Age	32.9	34.3	35.0

Kernan Square

12620 Beach Boulevard, Jacksonville, FL 32246

SITE SUMMARY

TENANT	ADDRESS	SIZE
CEDAR'S CLEANERS	12620-01	1,413 sf
THE SALON JACKSONVILLE	12620-02	1,733 sf
THE UPS STORE	12620-03	1,520 sf
THAI ORCHID	12620-04	1,694 sf
PHYSICAL HEALTHCARE	12620-05	3,265 sf
LUCKY GOAT COFFEE	12620-07	1,400 sf
SAMUEL MAIMONE, STATE FARM AGENCY	12620-08	1,600 sf
GREAT CLIPS	12620-09	1,200 sf
SUBWAY	12620-10	1,600 sf
BELTONE HEARING AIDS	12620-11	1,200 sf
PUBLIX	12620-12	51,420 sf
UF JACKSONVILLE HEALTHCARE	12620-13	5,214 sf
DR. OLINZOCK DENTAL	12620-18	1,600 sf
SAKE HOUSE	12620-19	1,928 sf
AVAILABLE	12620-20	1,356 sf
MILANO'S ITALIAN RESTAURANT	12620-21	3,026 sf
KUNG FU TEA	12630-1	1,365 sf
MATRIX NAILS	12630-2	1,200 sf
WOK HOUSE	12630-3	1,200 sf
BANFIELD PET HOSPITAL	12630-4	2,900 sf
FIFTH THIRD BANK	12608	0.92 ac



LAND AND BUILDING OWNED BY:
Hancock Bank

N.I.C.

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.