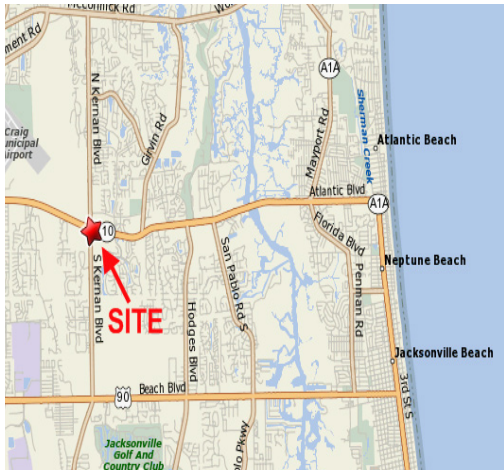


Kernan Village

11900 Atlantic Boulevard, Jacksonville, FL 32225

LOCATION ZONE: INTRACOASTAL WEST



Great location at heavily traveled intersection of Atlantic and Kernan Boulevards

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

Easily accessible with ample parking

TENANTS

- Walmart Supercenter
- Ross Dress for Less
- Petco
- Longhorn Steakhouse

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	15,466	88,863	190,859
2025 Population Projected	16,202 1.0%	93,394 1.0%	200,518 1.0%
Income	\$91,542	\$90,478	\$89,096
Households	5,398	34,052	75,828
Median Age	34.5	35.4	35.3

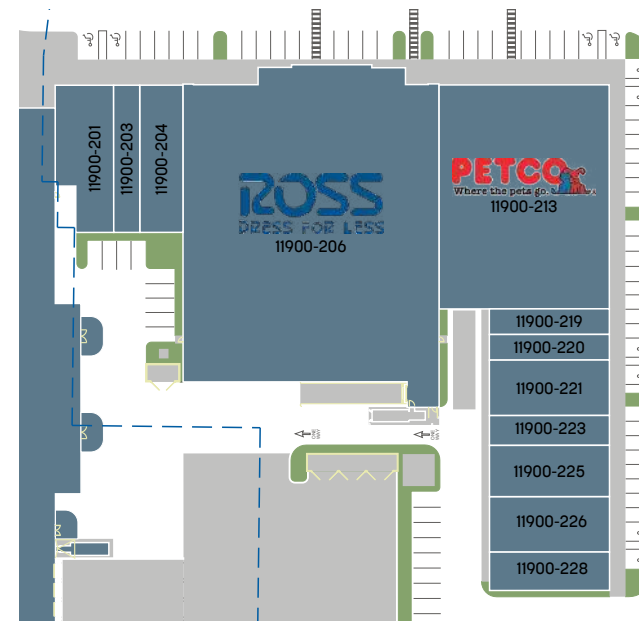
Kernan Village

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SITE SUMMARY

TENANT	ADDRESS	SIZE
JOLLIBEE	11884	0.97
CINCO DE MAYO	11892	1.33
MURPHY'S OIL (WAL-MART)	11900	N/A
LONGHORN STEAKHOUSE	11998	1.30
WAL-MART SUPERCENTER	11900	203,622
BEAUTY MAX USA	11900-201	3,000
GAMESTOP	11900-203	1,500
MYRE'S ASIAN MARKET	11900-204	2,480
ROSS DRESS FOR LESS	11900-206	30,187
PETCO	11900-213	15,000
SUPERCUT	11900-219	1,200
T&L NAILS	11900-220	1,200
OSAKA THAI	11900-221	2,600
PRESTIGE BARBER	11900-223	1,400
GOLDEN LIQUOR	11900-225	2,403
KERNAN CHIROPRACTIC	11900-226	1,400
TROPICAL SMOOTHIE	11900-228	1,800
OCEANSIDE BANK	1790	0.98
VYSTAR CREDIT UNION	1802	2.01



ENLARGED VIEW

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.