

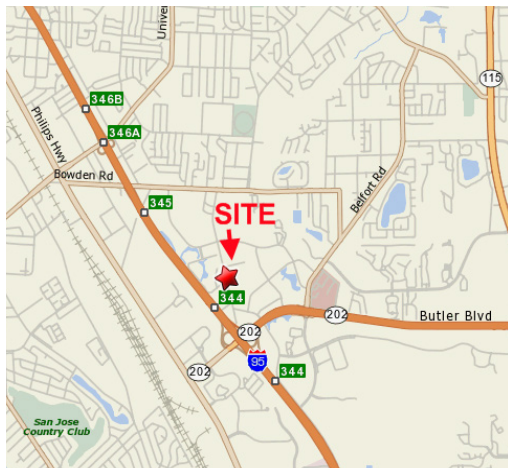
Salisbury Lakes Office Building



SLEIMAN

4130 Salisbury Road, Jacksonville, FL 32216

LOCATION ZONE: SOUTHSIDE/BAYMEADOWS



Centrally located in the Southpoint area

Close proximity to I-95 and Butler Boulevard (SR 202)

Ample parking

Spacious private offices available

Pylon sign availability

TENANTS

- The Mitt Tex-Mex Cafe
- Jacksonville Icemen Hockey
- Life Scan Wellness Center
- Allen Eye Center

LEASING CONTACT

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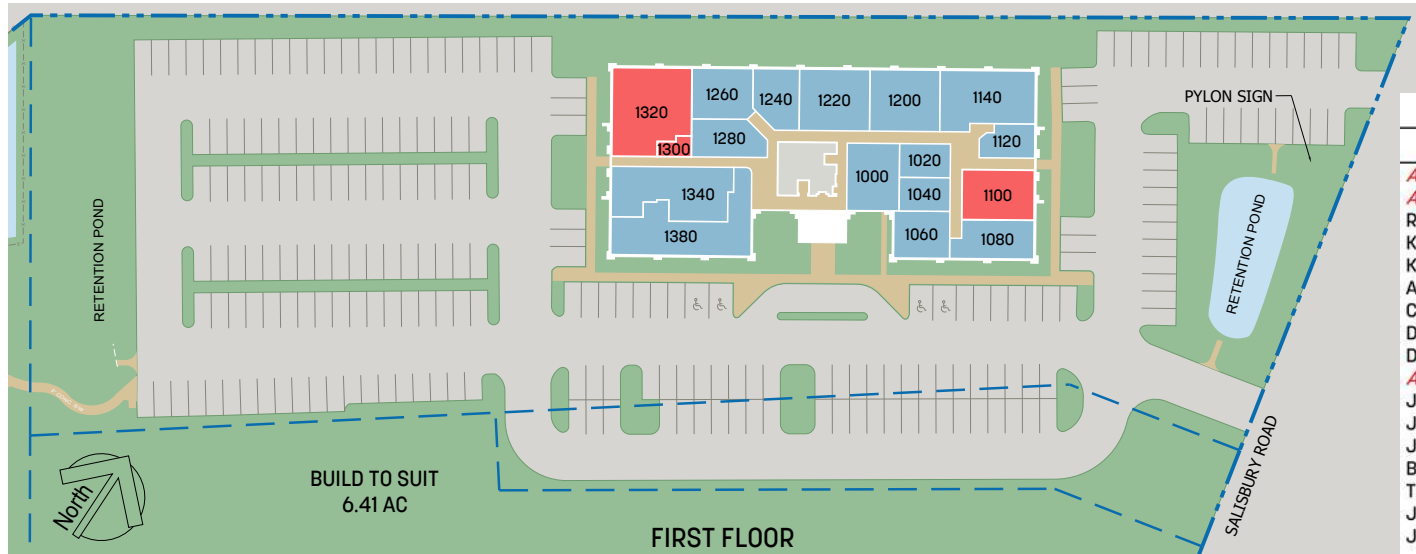


DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	5,886	77,790	180,774
2025 Population Projected	6,238 1.2%	81,785 1.0%	190,025 1.0%
Income	\$62,698	\$69,464	\$75,027
Households	2,650	36,040	82,022
Median Age	35.9	37.2	36.8

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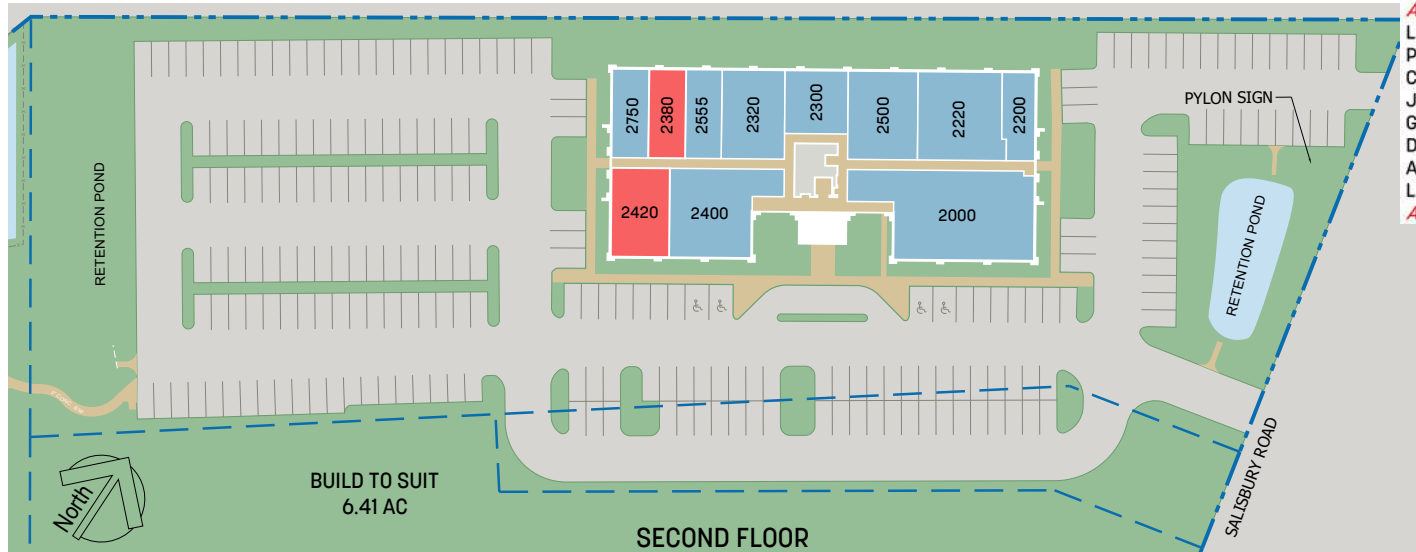
4130 Salisbury Road, Jacksonville, FL 32216

LOCATION ZONE: Southside/Baymeadows



SITE SUMMARY - FIRST FLOOR

TENANT	SUITE	USEABLE SF	RENTABLE SF
AVAILABLE	1320	1,922 sf	2,369 sf
AVAILABLE	1300	163 sf	163 sf
RED ROSE NATURALS	1280	763 sf	940 sf
KEE LOGISTICS	1260	903 sf	1,113 sf
KEE LOGISTICS	1240	763 sf	940 sf
ANNAZUR	1220	1,233 sf	1,520 sf
CONNECT US 4 LIFE	1200	1,276 sf	1,573 sf
DEPUY SYNTHES SALES	1140	1,542 sf	1,904 sf
DEPUY SYNTHES SALES	1120	502 sf	619 sf
AVAILABLE	1100	1,035 sf	1,276 sf
JW BUILDING CONSTRUCTION	1080	878 sf	1,082 sf
JW BUILDING CONSTRUCTION	1060	787 sf	970 sf
JW BUILDING CONSTRUCTION	1040	484 sf	596 sf
BE PAMPERED FOOT SPA	1020	488 sf	601 sf
THE MITT TEX-MEX CAFÉ	1000	1,004 sf	1,143 sf
JACKSONVILLE ICEMEN	1340	1,686 sf	2,078 sf
JACKSONVILLE ICEMEN	1380	1,947 sf	2,400 sf



TENANT	SUITE	USEABLE SF	RENTABLE SF
EXPEDITORS INTERNATIONAL	2750	947 sf	1,092 sf
AVAILABLE	2380	921 sf	1,059 sf
LIFE SCAN WELLNESS CENTER	2555	901 sf	1,039 sf
PEAK PERFORMANCE FOR MEN	2320	1,765 sf	2,035 sf
CONNECT US 4 LIFE	2300	1,087 sf	1,250 sf
JOHN RUTHERFORD	2500	1,692 sf	1,951 sf
GALLAH GEECHEE NATION	2220	2,030 sf	2,335 sf
DYNAMIC PHLEBOTOMY TRAINING	2200	841 sf	970 sf
ALLEN EYE CENTER	2000	4,333 sf	4,996 sf
LIFE SCAN WELLNESS CENTER	2400	2,330 sf	2,687 sf
AVAILABLE	2420	1,590 sf	1,829 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.

10/02/2020

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