

South Beach Center

700 Third Street South, Jacksonville Beach, FL 32250

LOCATION ZONE: BEACHES



Located in the heart of Jacksonville Beach

Great visibility and strong demographics

On site parking

TENANTS

- Pinch A Penny
- Bacon in the Sun
- Cindy Nails
- Coliseum of Comics
- MJ's Hair Salon
- Next Fitness

LEASING CONTACT

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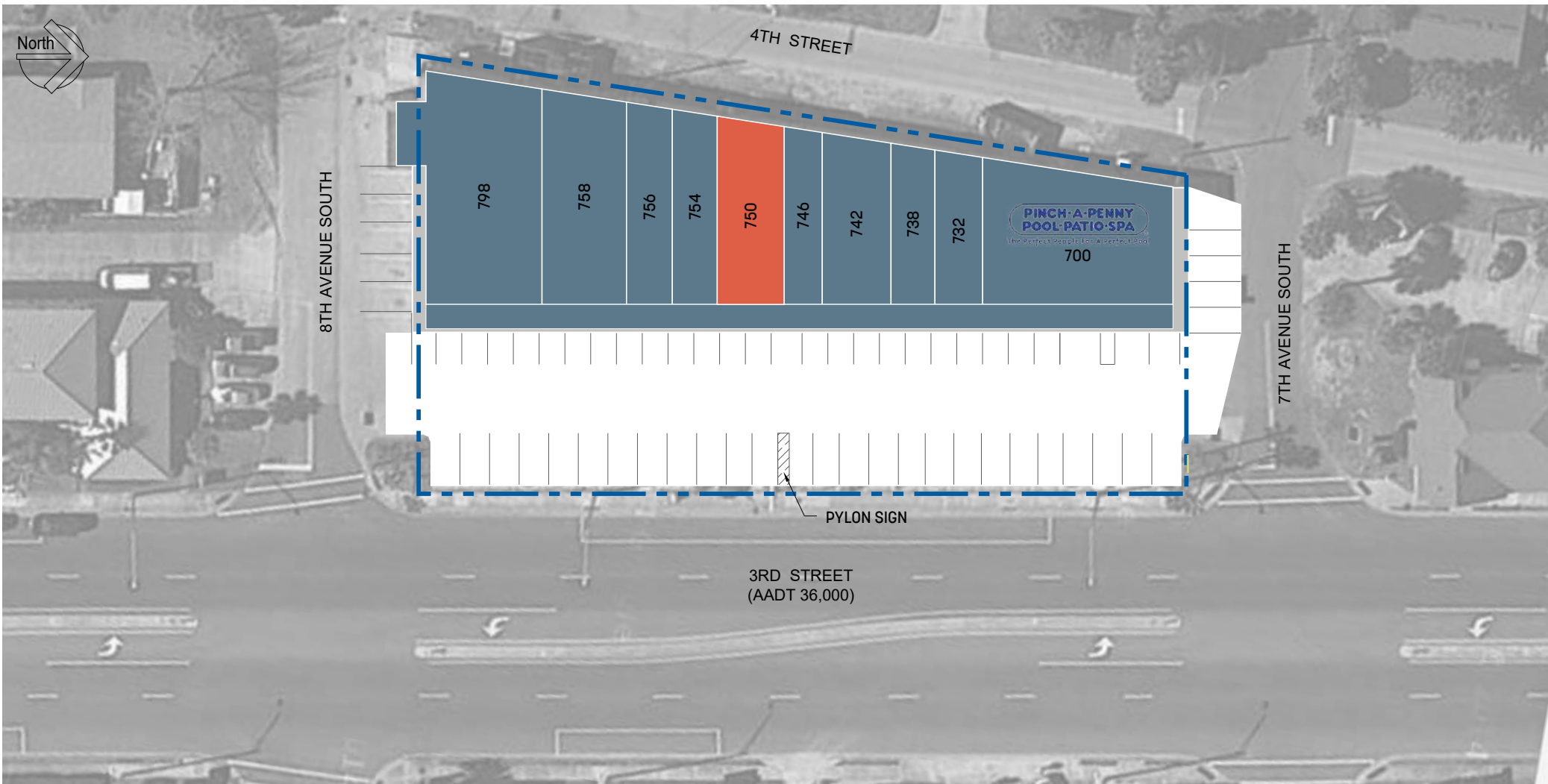


DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	9,059	38,872	100,366
2025 Population Projected	9,506 1.0%	41,599 1.4%	108,252 1.6%
Income	\$109,011	\$117,974	\$117,510
Households	4,631	18,860	46,202
Median Age	38.4	39.9	40.3

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SITE SUMMARY						
TENANT	ADDRESS	SIZE	TENANT	ADDRESS	SIZE	
TULUA BISTRO	798	3,404 sf	COLISEUM OF COMICS	746	737 sf	
ENGEL AND VOLKERS	758	2,089 sf	CASHMERE SALON	742	1,367 sf	
PINTO THAI BISTRO	756	1,140 sf	CINDY NAILS	738	825 sf	
M.J'S HAIR SALON	754	1,012 sf	ABC VACUUM	732	909 sf	
<i>AVAILABLE</i>	<i>750</i>	<i>1,530 sf</i>	PINCH A PENNY	700	2,863 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.