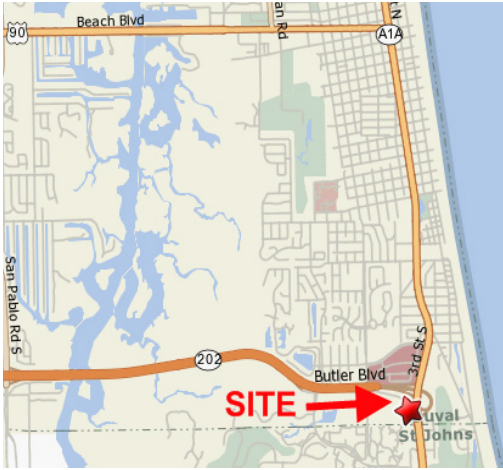


South Beach Parkway



490 Marsh Landing Parkway, Jacksonville Beach, FL 32250

LOCATION ZONE: BEACHES



Prime location situated at Butler Boulevard and A1A
 Strong demographics
 Great tenant mix

TENANTS

- Target
- Publix
- Chick-fil-A
- McDonald's
- Ace Hardware
- Chili's Grill & Bar
- Rack Room Shoes

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	8,677	33,972	78,382
2025 Population Projected	9,596 2.1%	37,873 2.3%	85,200 1.7%
Income	\$120,792	\$127,196	\$123,826
Households	4,367	16,214	36,584
Median Age	40.8	43.0	42.4

SITE SUMMARY

TENANT	UNIT	SIZE
BANK OF AMERICA (N.I.C.)	860	4,384 sf
LONG HORN STEAKS (N.I.C.)	796	4,960 sf
MAYO CLINIC (N.I.C.)	742	8,000 sf
CHICK-FIL-A (N.I.C.)	590	4,179 sf
FIRST WATCH	544-04	3,500 sf
<i>AVAILABLE (43.75' x 80')</i>	<i>544-02</i>	<i>3,500 sf</i>
MAIN SQUEEZE JUICE CO.	544-01	1,499 sf
CHILI'S GRILL & BAR (N.I.C.)	385	6,000 sf
BROUDY'S LIQUORS	353	4,600 sf
ESPLING JEWELER	355	1,300 sf
FIREHOUSE SUBS	357	1,300 sf
PEARL VISION	359	2,800 sf
SIERRA GRILL	331	3,200 sf
WOK-N-ROLL	335	1,300 sf
NAIL SPA	337	1,000 sf
BARBER STUDIO 1	339	757 sf
FEDEX KINKO'S	341	2,505 sf
MCDONALD'S (N.I.C.)	317	3,231 sf
TURNER ACE HARDWARE (N.I.C.)	784	53,000 sf
BOOKS A MILLION	738	21,000 sf
PUBLIX	670	56,146 sf
KING SUSHI PALACE	626	1,700 sf
SUPERCUTS	614	1,700 sf
RACK ROOM SHOES	602	4,500 sf
RENNA'S PIZZA	592	2,000 sf
LIFESTYLES REAL ESTATE	586	2,000 sf
GNC	578	1,500 sf
<i>AVAILABLE (15' x 90')</i>	<i>572</i>	<i>1,371 sf</i>
MANTRA HAIR SALON	568	2,535 sf
T-MOBILE	556	1,736 sf
TARGET (N.I.C.)	490	114,000 sf

South Beach Parkway

670 Marsh Landing Parkway, Jacksonville Beach, FL 32250



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.