

South Beach Plaza

1227 Third Street South, Jacksonville Beach, FL 32250

LOCATION ZONE: BEACHES



Located in the heart of Jacksonville Beach

Great visibility

High traffic area with 38,000 VPD

On site parking

TENANTS

- Frangipani Aveda Hair Salon
- Beach Hut Cafe
- Kaiba Japanese Steakhouse
- Cycle Spectrum

LEASING CONTACT

Kevin Anderson

904-728-6991

kanderson@sleiman.com

SLEIMAN

1 Sleiman Parkway
Jacksonville, FL 32216

904-731-8806

SLEIMAN.COM



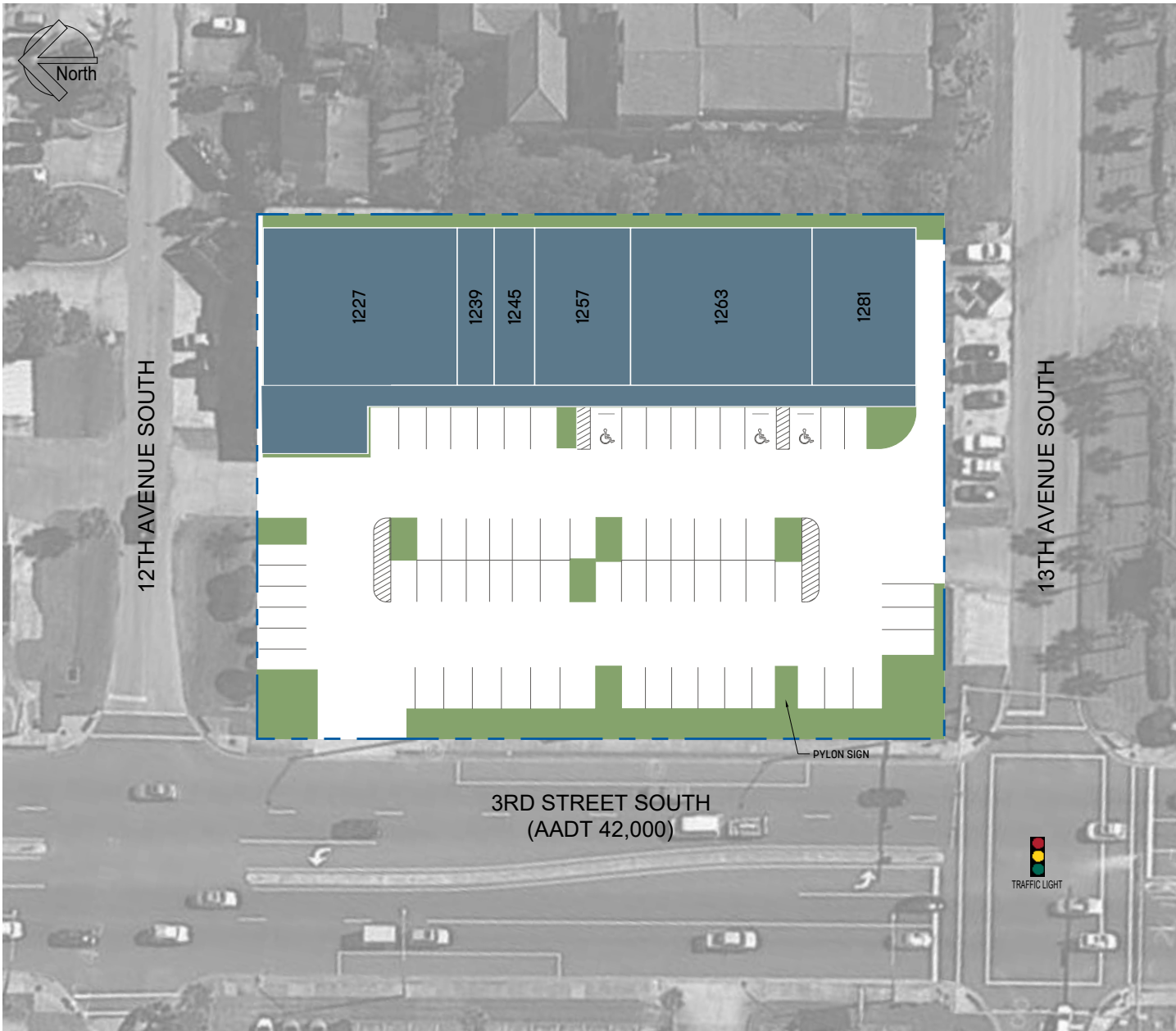
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	8,841	40,706	96,247
2025 Population Projected	9,285 1.0%	44,073 1.7%	104,109 1.6%
Income	\$114,846	\$120,501	\$117,070
Households	4,486	19,696	44,718
Median Age	39.2	40.4	40.5

South Beach Plaza

1227 3rd Street South, Jacksonville, FL 32250

SITE SUMMARY

TENANT	UNIT	SIZE
KAIBA JAPANESE STEAKHOUSE	1227	5,600 sf
10,000 CELL PHONES	1239	711 sf
ATKINSON SHOE REPAIR	1245	1,062 sf
FRANGIPANI EXTENSION	1257	1,960 sf
CYCLE SPECTRUM	1263	3,670 ac
BEACH HUT CAFÉ	1281	2,772 ac



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.