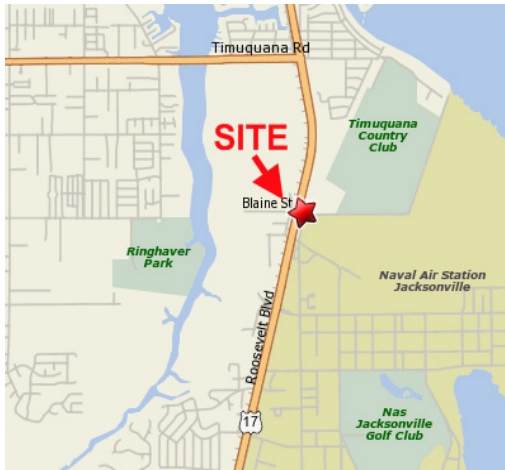


South Ortega Marketplace



6331 Roosevelt Boulevard, Jacksonville, FL 32244

LOCATION ZONE: WESTSIDE/ORANGE PARK



Excellent co-tenancy

Good visibility

Close proximity to Jacksonville Naval Air Station (NAS JAX)

TENANTS

- SuperTarget
- Firehouse Subs
- Verizon Wireless
- Xfinity
- Duval County Tax Collector
- T-Mobile

LEASING CONTACT

Derek Logue

904-832-0050

dlogue@sleiman.com

SLEIMAN

1 Sleiman Parkway
Jacksonville, FL 32216

904-731-8806

SLEIMAN.COM



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	2,990	29,153	133,876
2025 Population Projected	3,097 0.7%	30,687 1.1%	141,401 1.1%
Income	\$89,180	\$79,942	\$76,874
Households	1,013	11,747	56,615
Median Age	32.3	36.3	37.6

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SITE SUMMARY

TENANT	ADDRESS	SIZE
A&T'S BARBER & SALON	6331-01	1,200 sf
TACTICAL REHABILITATION INC.	6331-02	1,200 sf
T-MOBILE AUTHORIZED DEALER	6331-03	1,195 sf
NEW CHINA	6331-04	1,330 sf
NAILS SO HAPPY	6331-05	1,750 sf
<i>AVAILABLE (20' x 70')</i>	<i>6331-06</i>	<i>1,388 sf</i>
DUVAL COUNTY TAX COLLECTOR	6331-07	8,300 sf
XFINITY (COMCAST)	6331-12	4,700 sf
SUPER TARGET	6331	174,780 sf
XTREME WINGS	6337-01	3,950 sf
FIREHOUSE SUBS	6337-02	2,686 sf
VERIZON	6337-10	2,222 sf
<i>AVAILABLE (60' x 100')</i>	<i>6263</i>	<i>3,49 ac</i>

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.