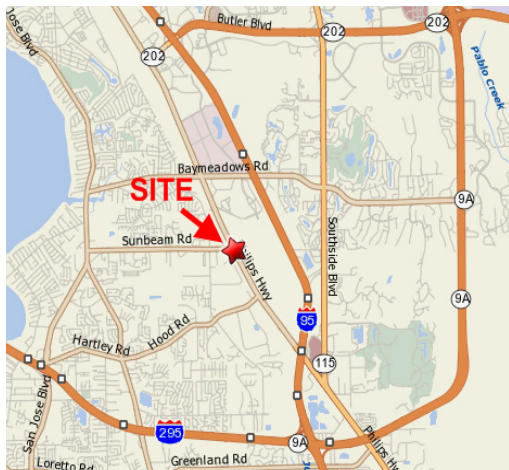


Twin Oaks Plaza



5298 Sunbeam Road, Jacksonville, FL 32257

LOCATION ZONE: MANDARIN



New construction
Exceptional visibility

TENANTS

- Quest Diagnostics
- Everbalance Wellness Studio
- Body Brite



LEASING CONTACT

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SLEIMAN

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Jacksonville, FL 32216

904-731-8806

SLEIMAN.COM

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	5,637	70,884	164,995
2025 Population Projected	5,992 1.3%	74,699 1.1%	173,844 1.1%
Income	\$79,889	\$77,549	\$87,266
Households	2,218	33,177	74,550
Median Age	35.8	36.9	37.5

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SITE SUMMARY

TENANT	ADDRESS	SIZE
QUEST DIAGNOSTICS	5298-1	2,782 sf
EVERBALANCE	5298-3	2,480 sf
VIDACANN	5298-6	1,770 sf
<i>AVAILABLE (29.66' x 60')</i>	5298-7	<i>1,780 sf</i>
BODY BRITE	5298-8	1,200 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.