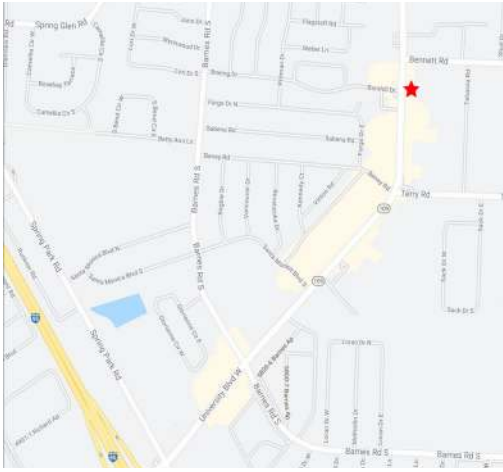


University Boulevard

4241 University Boulevard South, Jacksonville, FL 32216

LOCATION ZONE: INTRACOASTAL WEST



- Freestanding building
- Drive-thru window
- 1,200 square feet
- (1) Men's and (1) Women's ADA compliant bathroom
- 33,500 VPD on University Blvd
- Less than 2 miles from I-95
- Outdoor signage along University Blvd available

TENANTS

- Available

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	13,204	84,113	185,550
2025 Population Projected	13,902 1.1%	88,135 1.0%	195,442 1.1%
Income	\$58,142	\$64,866	\$67,892
Households	5,449	37,665	81,615
Median Age	39.7	37.5	36.5

University Property

4241 S. University Boulevard, Jacksonville, FL 32216



SITE SUMMARY

TENANT	ADDRESS	SIZE
HOOK FISH AND CHICKEN	4241	1,216 sf

SLEIMAN
 Office: 904-731-8806
 Fax: 904-731-1252
 SLEIMAN.COM

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.