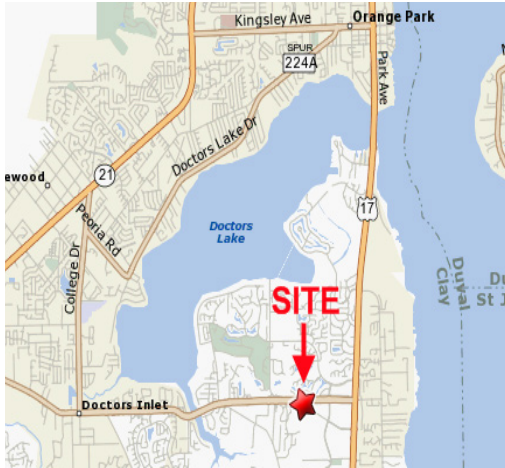


Fleming Plaza



1605 County Road 220, Fleming Island, FL 32003

LOCATION ZONE: WESTSIDE/ORANGE PARK



Excellent co-tenancy
High traffic area in dense retail corridor
Strong demographics

TENANTS

- Home Depot
- Walgreens
- Longhorn Steakhouse
- Pinch A Penny
- Firehouse Subs
- Five Guys Burgers & Fries
- Orange Theory Fitness

LEASING CONTACT

Derek Logue

904-832-0050

dlogue@sleiman.com

SLEIMAN

1 Sleiman Parkway
Jacksonville, FL 32216

904-731-8806

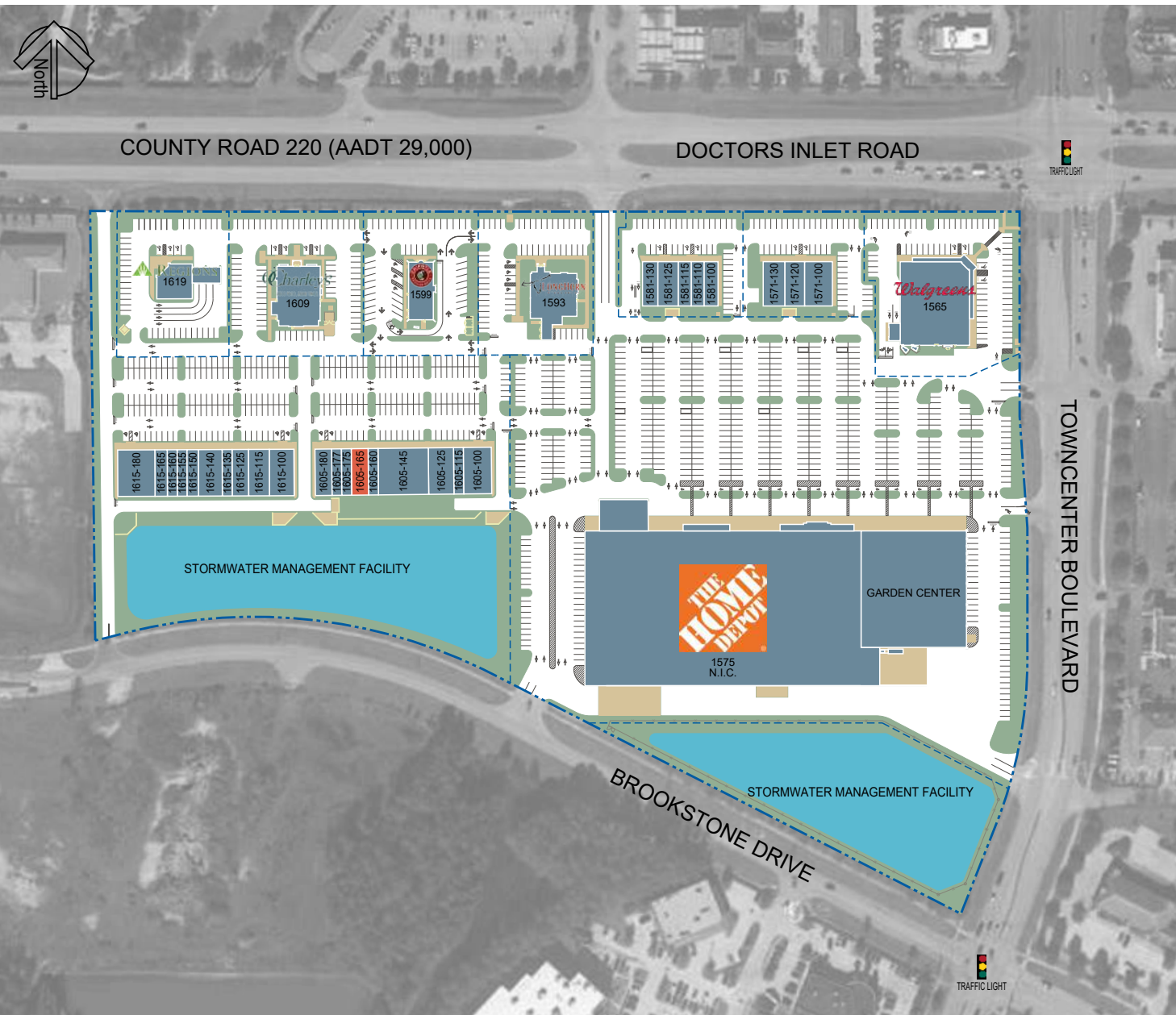
SLEIMAN.COM



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	7,420	33,548	82,167
2025 Population Projected	7,913 1.3%	35,756 1.3%	88,368 1.5%
Income	\$138,035	\$125,965	\$112,411
Households	2,556	11,894	29,812
Median Age	42.5	41.7	43.0

Fleming Plaza

1605 County Road 220, Fleming Island, FL 32003



SITE SUMMARY

TENANT	ADDRESS	SIZE
THE HOME DEPOT (N.I.C.)	1575	113,360 sf
GREAT EXPRESSIONS	1605-100	3,375 sf
SUPER CUTS	1605-115	1,200 sf
GOODWILL	1605-125	3,055 sf
V PIZZA	1605-145	6,083 sf
THE WIRE VAPOR COMPANY	1605-160	1,200 sf
AVAILABLE (27' x 75')	1605-165	2,025 sf
SHARKEY'S CUTS FOR KIDS	1605-175	1,200 sf
H & R BLOCK	1605-177	1,210 sf
LANNA THAI	1605-180	2,000 sf
ORANGETHEORY	1615-100	2,990 sf
PINCH A PENNY	1615-115	2,500 sf
TEASE ME SALON & BOUTIQUE	1615-125	2,000 sf
FLEMING NAILS	1615-135	1,200 sf
CLAY EYE CARE	1615-140	2,875 sf
SUSHIYA	1615-150	1,375 sf
HOT WOK	1615-155	1,200 sf
DOUBLE CUTS BARBER	1615-160	1,200 sf
COSE BELLA	1615-165	1,500 sf
JUST A PINCH CAFÉ	1615-180	4,489 sf
REGIONS	1619	0.96 ac
O'CHARLEY'S	1609	1.16 ac
CHIPOTLE (BLDG 4,117 sf)	1599	0.99 ac
LONGHORN STEAKHOUSE	1593	0.98 ac
SMOOTHIE KING	1581-130	1,780 sf
MATTRESS PLANET	1581-125	2,360 sf
FIREHOUSE SUBS	1581-115	1,500 sf
PAPA MURPHY'S	1581-110	1,484 sf
SWEET FROGS	1581-100	1,600 sf
FIVE GUYS BURGERS & FRIES	1571-130	2,500 sf
T-MOBILE	1571-120	2,275 sf
LA NOPALERA MEXICAN GRILL	1571-100	3,200 sf
WALGREENS	1565	15,120 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.