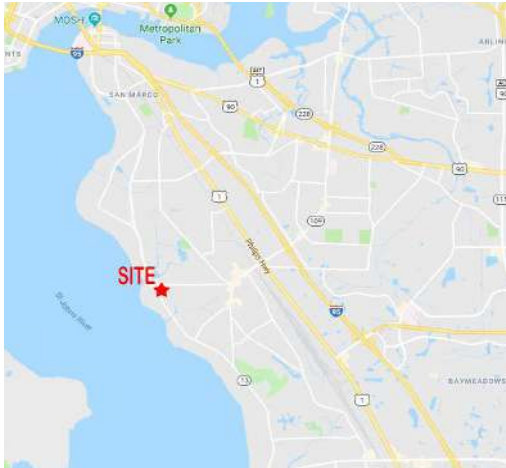


Lakewood Promenade



1520 University Boulevard, Jacksonville, FL 32217

LOCATION ZONE: MANDARIN



Open-air center located at the highly traveled four corners of San Jose and University Boulevards

Great tenant mix

Signage on building and pylon

Beautiful repainted center



TENANTS

- Starbucks
- Winn-Dixie
- Dick's Wings & Grill
- Hallmark
- Mojo's BBQ



LEASING CONTACT

Kevin Anderson

904-728-6991

kanderson@sleiman.com

SLEIMAN

1 Sleiman Parkway
Jacksonville, FL 32216

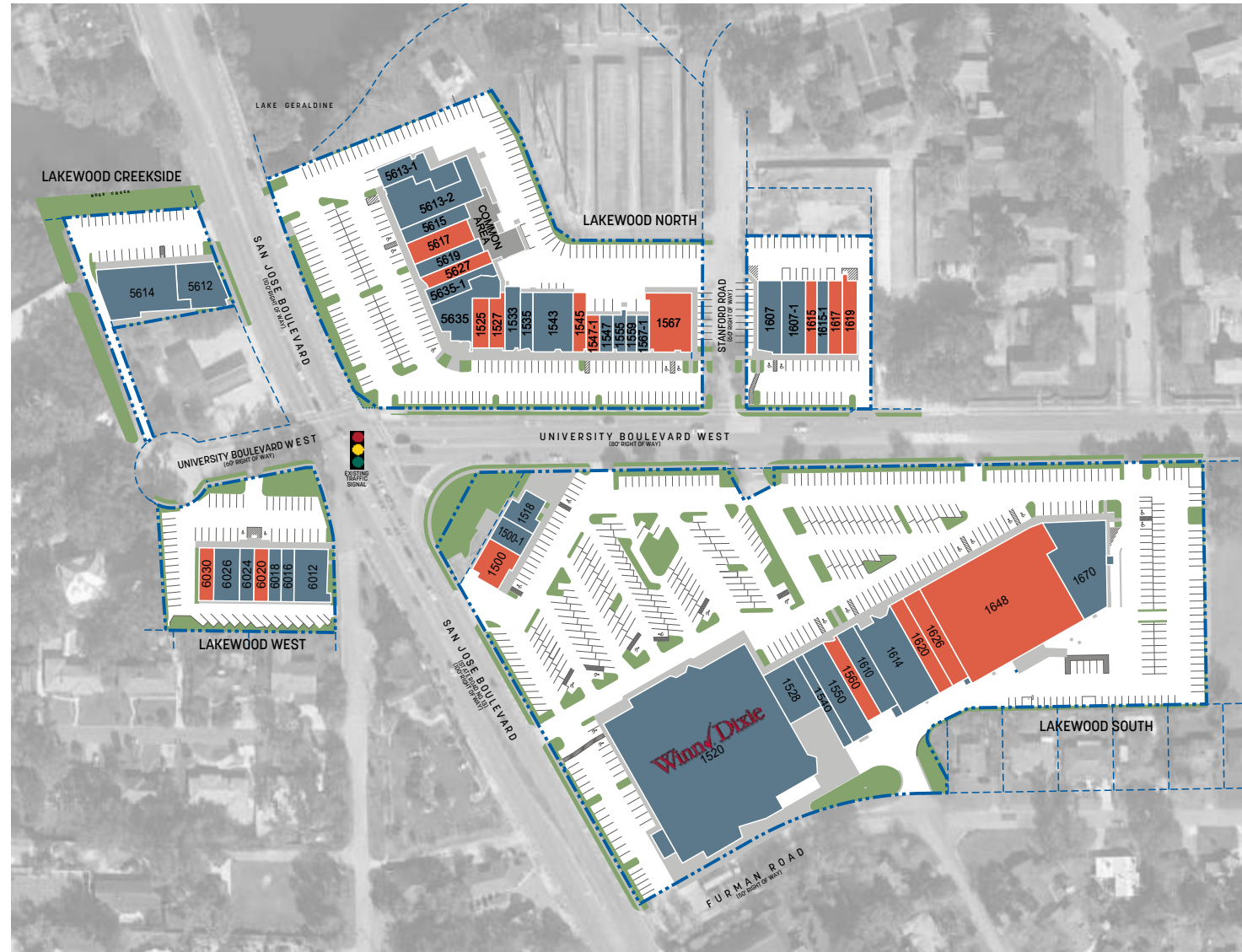
904-731-8806

SLEIMAN.COM

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	5,731	45,042	149,424
2025 Population Projected	5,927 0.7%	47,199 1.0%	157,277 1.1%
Income	\$106,791	\$75,985	\$78,827
Households	2,652	19,777	67,170
Median Age	43.4	39.9	38.7

Lakewood Promenade

1526 University Boulevard, Jacksonville, FL 32217



SITE SUMMARY		
TENANT	ADDRESS	SIZE
LAKEWOOD NORTH		
PIRATE'S COVE SEAFOOD	5613-1	3,283 sf
ANYTIME FITNESS	5613-2	6,157 sf
PIZZA HUT	5615	1,886 sf
AVAILABLE	5617	2,628 sf
DOING DISHES	5619	1,880 sf
AVAILABLE	5627	1,730 sf
AT&T	5635-1	2,219 sf
TIJUANA FLATS	5635	3,061 sf
AVAILABLE	1525	1,451 sf
AVAILABLE	1527	956 sf
NOURA'S CAFÉ	1533	2,650 sf
CABOCHON JEWELERS	1535	1,435 sf
HALLMARK	1543	4,323 sf
AVAILABLE	1545	1,437 sf
AVAILABLE	1547-1	874 sf
BEST ALTERATIONS	1547	900 sf
CLIFF'S BARBER SHOP	1555	900 sf
ALLSTATE INSURANCE	1559	750 sf
LEX NAILS	1567-1	831 sf
AVAILABLE	1567	4,532 sf
MOJO'S BBQ	1607	3,200 sf
DRY CLEAN CITY	1607-1	3,219 sf
AVAILABLE	1615	1,510 sf
MARK'S LIQUORS	1615-1	1,500 sf
AVAILABLE	1617	1,990 sf
AVAILABLE	1619	2,001 sf
LAKEWOOD SOUTH		
AVAILABLE	1500	2,500 sf
STARBUCKS	1500-1	1,740 sf
SWEET FROG	1518	1,610 sf
WINN DIXIE #190	1520	47,840 sf
SALON LOFTS	1528	3,767 sf
NAIL CO & SPA	1540	1,430 sf
FUSION SUSHI	1550	4,554 sf
AVAILABLE	1560	2,472 sf
DICK'S WINGS	1610	3,125 sf
PET SUPPLIES PLUS	1614	7,448 sf
AVAILABLE	1620	2,806 sf
AVAILABLE	1626	3,508 sf
AVAILABLE	1648	30,000 sf
COMMUNITY FIRST CREDIT UNION	1670	4,803 sf

LAKEWOOD CREEKSIDE		
ORIENTAL RUG	5612	2,950 sf
CENTRAL BARK DOGGY DAYCARE	5614	6,719 sf

LAKEWOOD WEST		
CHASE BANK	6012	2,750 sf
BAMBOO EXPRESS	6016	1,260 sf
LEGENDS OF REAL ESTATE	6018	1,260 sf
AVAILABLE	6020	1,400 sf
SUBWAY	6024	1,400 sf
STATE FARM INSURANCE	6026	2,523 sf
AVAILABLE	6030	1,443 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.