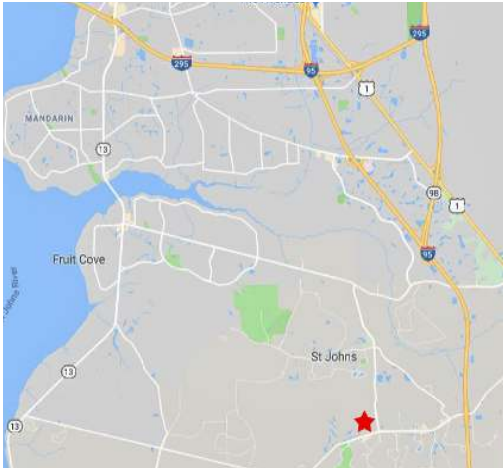


Shoppes of St. Johns Parkway



120 Shops Boulevard, St Johns, FL 32259

LOCATION ZONE: ST. JOHNS COUNTY



Located at the intersection of St. Johns Pkwy and CR 210, providing easy access between Duval and St. Johns Counties

High growth area: St. Johns County is one of the fastest growing counties in the U.S.

23,000 VPD on St. Johns Pkwy and 25,000 VPD on CR 210

TENANTS

- Xtreme Wings
- RaceTrac
- Canopy Road Cafe
- Ember & Iron
- Hot Spot Power Yoga

LEASING CONTACT

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SLEIMAN

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	4,230	27,360	61,700
2025 Population Projected	5,106 4.1%	33,011 4.1%	71,787 3.3%
Income	\$118,777	\$109,972	\$107,054
Households	1,536	9,836	23,140
Median Age	37.3	37.6	36.5

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120 Shops Boulevard, St. Johns, FL 32259



SITE SUMMARY

TENANT	UNIT	SIZE
XTREME WINGS	160-80	4,487 sf
OMAZE NAILS SPA	160-40	2,250 sf
1928 CUBAN BISTRO	160-30	1,340 sf
AVAILABLE	160-20	1,600 sf
ENGEL & VOLKERS	160-10	2,809 sf
EARTH FARE	120	24,144 sf
AL DENTE'S RESTAURANT	90-60	3,488 sf
THE DRIPBAR	90-40	1,377 sf
MASSAGE ENVY	90-30	2,312 sf
CANOPY ROAD CAFÉ	90-10	2,300 sf
EMBER & IRON	60-80	4,598 sf
THE GREAT GREEK	60-50	2,145 sf
AVAILABLE	60-40	1,254 sf
HOT SPOT POWER YOGA	60-30	1,145 sf
HEARTLAND DENTAL CARE	60-10	3,672 sf
RACE TRAC (5,488 SF)	2838	1.95 ac
WHATABURGER (3,746 SF)	TBD	1.26 ac
SHORES LIQUOR (7,400 SF)	TBD	1.60 ac

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.