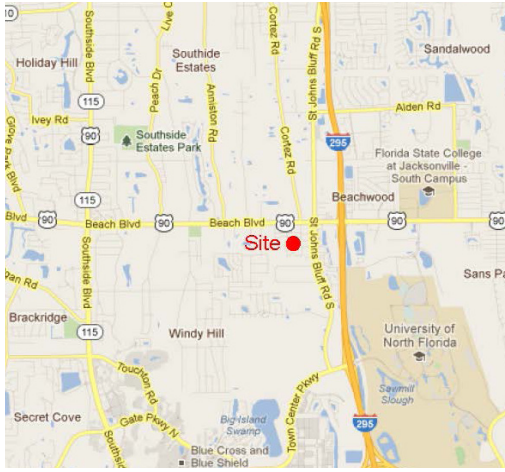


St. Johns Square 1 & 2



11240 Beach Boulevard, Jacksonville, FL 32246

LOCATION ZONE: INTRACOASTAL WEST



Located at busy intersection of Beach Blvd. and St. St. Johns Rd.

Minutes from campuses of University of North Florida & FSCJ - South

Close proximity to I-295

56,500 VPD on Beach Blvd

TENANTS

- CVS
- Bailey's Gym
- Starbucks
- Goodwill
- Brightway Insurance

LEASING CONTACT

Kevin Anderson

904-728-6991

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SLEIMAN

1 Sleiman Parkway
Jacksonville, FL 32216

904-731-8806

SLEIMAN.COM



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	9,859	73,390	218,180
2025 Population Projected	10,306 0.9%	76,941 1.0%	229,429 1.0%
Income	\$71,735	\$76,990	\$80,096
Households	3,611	29,644	92,390
Median Age	30.0	32.8	34.7

Town Center & St. Johns Square

11380, 11240 & 11160 Beach Boulevard, Jacksonville, FL 32246



SITE SUMMARY

ST. JOHN'S SQUARE PH II			ST. JOHN'S SQUARE PH I			TOWN CENTER VILLAGE		
TENANT	ADDRESS	SIZE	TENANT	ADDRESS	SIZE	TENANT	ADDRESS	SIZE
GOODWILL INDUSTRIES OF N. FLORIDA	11160-101	16,715 sf	NEW SPRING HOME AND PATIO	11240	9,380 sf	ALADDIN GRILL	11380-02	2,398 sf
WORKSOURCE	11160-111	8,343 sf	BAILEY'S HEALTH & FITNESS	11250 & 60	42,388 sf	PRO STYLE	11380-03	1,323 sf
WOODCRAFT	11160-121	13,080 sf	CVS	11264	10,800 sf	JACKSON HEWITT	11380-04	1,425 sf
RC SCHOOL UNIFORMS	11160-126	13,119 sf	AVAILABLE (24.83' x 112.32')	11268	2,789 sf	WINN DIXIE	11380-06	58,927 sf
MARINER FINANCE	11160-131	1,907 sf	AVAILABLE (25.16' x 112.73')	11270	2,837 sf	MI RANCHO	11380-08	2,413 sf
BRIGHTWAY INSURANCE	11160-132	1,200 sf	AVAILABLE (36.92' x 130')	11280	4,800 sf	MARIANA'S GRINDS	11380-10	1,200 sf
1 STOP NAIL SUPPLY INC	11160-133	2,500 sf	MERLEBUR MARKET	11300	6,954 sf	HOT POT AND KOREAN BBQ	11380-12	5,500 sf
1 STOP NAIL SUPPLY INC	11160-135	2,437 sf	CHINA LEE	11308	1,470 sf	NY NAILS OF JAX, INC	11380-16	1,152 sf
SONIC DRIVE-IN (3,608 sf)	11110	0.90 ac	STAR NAILS	11312	1,050 sf	MIGUELS VIOLIN AND CELLO SHOP	11380-17	1,133 sf
NIGHT LITE PEDIATRICS CENTER	11140	3,268 sf	JUST JERK	11316	1,053 sf	FARM BUREAU INSURANCE	11380-18	1,000 sf
			JP MORGAN CHASE BANK ATM	N/A	N/A	Q-CUP BOBA TEA & VIET SANDWICH	11380-20	2,000 sf
			STARBUCKS (2,533 sf) (N.I.C.)	11222	0.78 ac	GO TO BRAZIL'S WAXING CENTER	3520-1B 2	6,000 sf
			TACO BELL (2,924 sf) (N.I.C.)	11228	0.56 ac	AVAILABLE (30' x 70')	3520-3	2,100 sf
						AI CATERING	3520-4 & 5	3,913 sf
						MCDONALDS (3,983 sf) (N.I.C.)	11310	0.92 ac
						SHELL GAS STATION (1,118 sf) (N.I.C.)	11330	0.70 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.