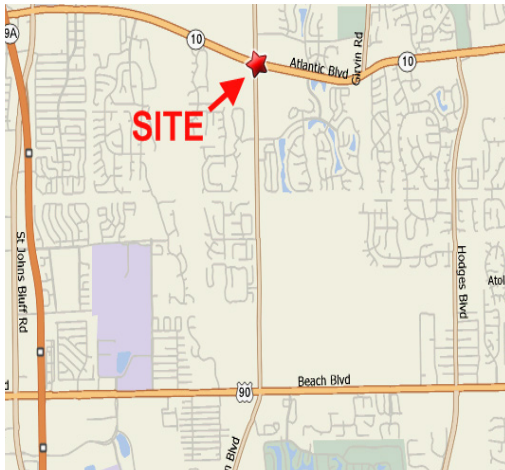


# Atlantic-Kernan Shops



12220 Atlantic Boulevard, Jacksonville, FL 32225

LOCATION ZONE: INTRACOASTAL WEST



Located at the heavily traveled intersection of Atlantic Boulevard and Kernan Boulevard  
Great access and visibility



## TENANTS

- BJ's Wholesale Club
- Walgreens
- Pinch A Penny
- I Love Kickboxing
- Bruster's Real Ice Cream



## LEASING CONTACT

**Kevin Anderson**

904-728-6991

kanderson@sleiman.com

**SLEIMAN**

1 Sleiman Parkway  
Jacksonville, FL 32216

904-731-8806

[SLEIMAN.COM](http://SLEIMAN.COM)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	13,398	89,646	193,405
2025 Population Projected	13,720 0.5%	92,570 0.7%	200,033 0.7%
Income	\$93,907	\$92,843	\$91,148
Households	4,592	33,549	75,041
Median Age	34.6	35.6	35.4

# Atlantic - Kernan Shops

12220 Atlantic Boulevard, Jacksonville, FL 32225

## SITE SUMMARY

TENANT	ADDRESS	SIZE
BJ'S WHOLESALE CLUB	12220-200	108,532 sf
<i>AVAILABLE (17.5' x 80')</i>	<i>12220-130</i>	<i>1,371 sf</i>
MY DENTIST	12220-128	1,680 sf
QUALITY JEWELERS	12220-126	1,200 sf
KERNAN NAILS SPA	12220-124	1,200 sf
<i>AVAILABLE (15' x 80')</i>	<i>12220-122</i>	<i>1,200 sf</i>
I LOVE KICKBOXING	12220-118	3,419 sf
PINCH A PENNY	12220-117	4,600 sf
MAMA MIA PIZZA	12220-114	2,000 sf
RE-KONEKT	12220-113	1,170 sf
IBROWS SALON	12220-112	1,142 sf
<i>AVAILABLE (40.15' x 80')</i>	<i>12220-110</i>	<i>3,212 sf</i>
AT&T AUTHORIZED DEALER	12220-111	3,139 sf
SID AND LINDA'S SEAFOOD MARKET	12220-109	2,449 sf
XTREME WINGS	12220-108	4,000 sf
TAX COLLECTOR	12220-103	6,618 sf
PRESSING AGENDA	12220-101	1,200 sf
WALGREENS (N.I.C.)	12230	15,120 sf
BRUSTER'S (OD 2,135 sf)(B 1,196 sf) 0.20 ac	12224	3,331 sf
RASMUSSEN COLLEGE (BLDG 3,024 sf)	12210	1.44 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.