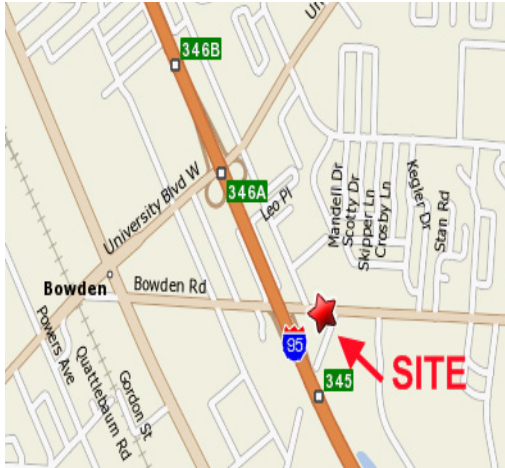


Bowden Corners

5711 Bowden Road, Jacksonville, FL 32216

LOCATION ZONE: INTRACOASTAL WEST



Great visibility

Less than 1/10th miles from I-95 with 156,000 VPD

Close proximity to large office parks

TENANTS

- Bono's BBQ
- Party Solutions Entertainment
- Rino's Pizza and Grille
- Pinocchio Coffee Shop

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	7,639	74,826	180,143
2025 Population Projected	8,102 1.2%	77,471 0.7%	187,241 0.8%
Income	\$56,775	\$68,433	\$74,468
Households	3,058	33,081	78,696
Median Age	40.7	38.4	36.8

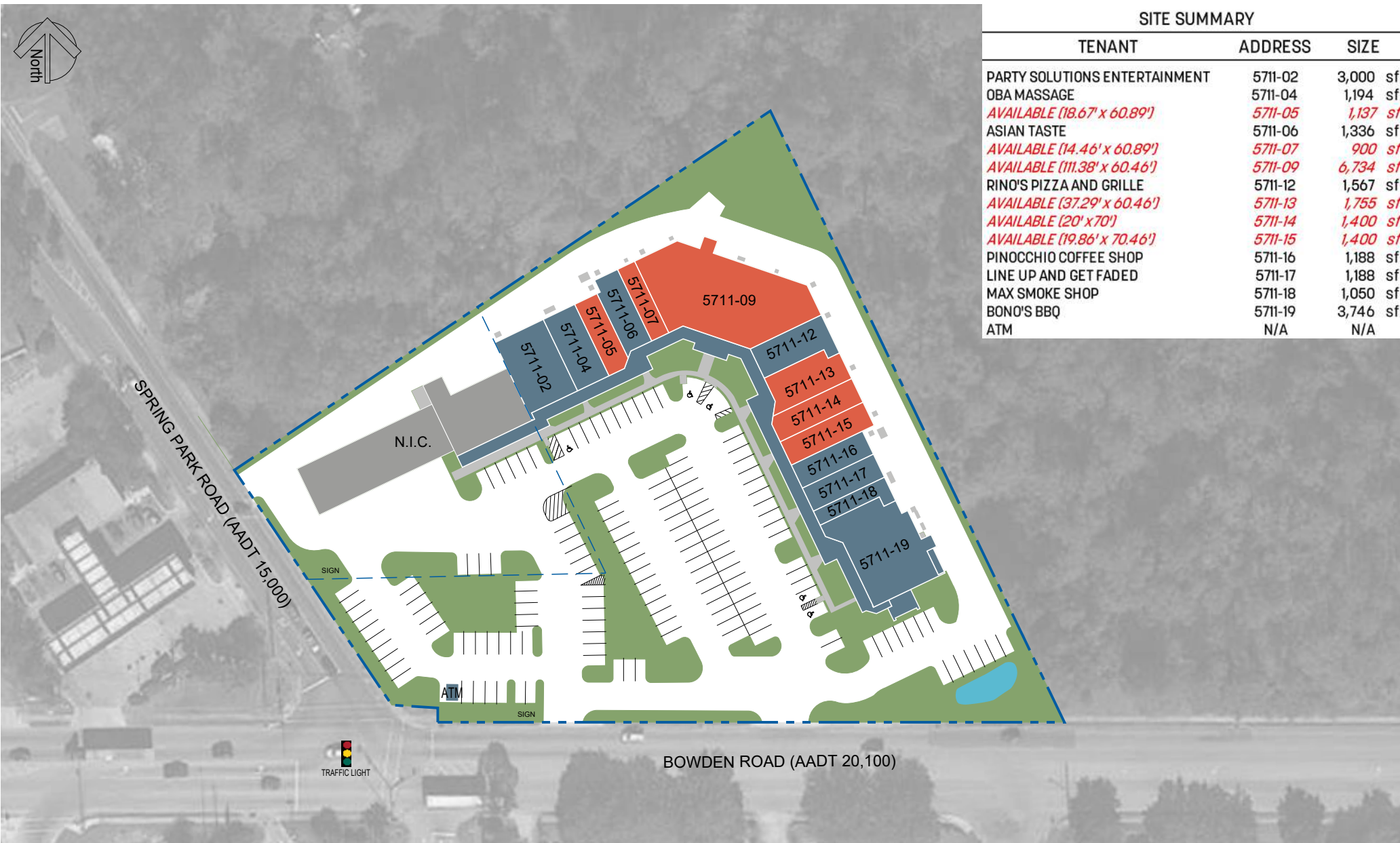
Bowden Corners

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SITE SUMMARY

TENANT	ADDRESS	SIZE
PARTY SOLUTIONS ENTERTAINMENT	5711-02	3,000 sf
OBA MASSAGE	5711-04	1,194 sf
<i>AVAILABLE (18.67' x 60.89')</i>	<i>5711-05</i>	<i>1,137 sf</i>
ASIAN TASTE	5711-06	1,336 sf
<i>AVAILABLE (14.46' x 60.89')</i>	<i>5711-07</i>	<i>900 sf</i>
<i>AVAILABLE (111.38' x 60.46')</i>	<i>5711-09</i>	<i>6,734 sf</i>
RINO'S PIZZA AND GRILLE	5711-12	1,567 sf
<i>AVAILABLE (37.29' x 60.46')</i>	<i>5711-13</i>	<i>1,755 sf</i>
<i>AVAILABLE (20' x 70')</i>	<i>5711-14</i>	<i>1,400 sf</i>
<i>AVAILABLE (19.86' x 70.46')</i>	<i>5711-15</i>	<i>1,400 sf</i>
PINOCCHIO COFFEE SHOP	5711-16	1,188 sf
LINE UP AND GET FADED	5711-17	1,188 sf
MAX SMOKE SHOP	5711-18	1,050 sf
BONO'S BBQ	5711-19	3,746 sf
ATM	N/A	N/A



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.