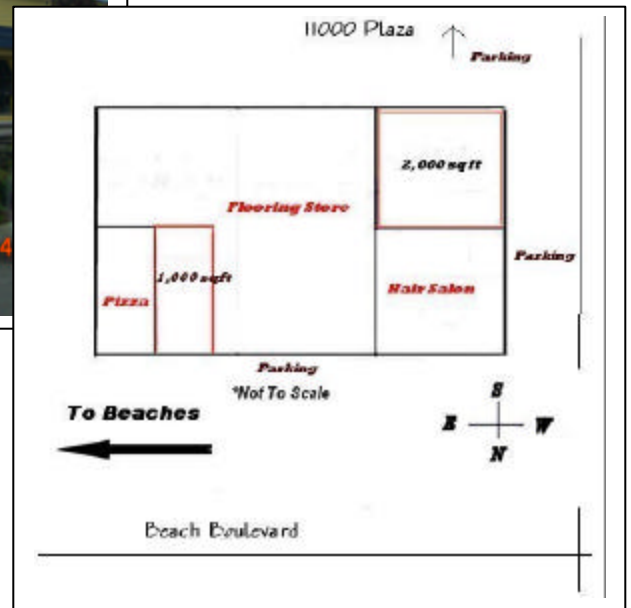
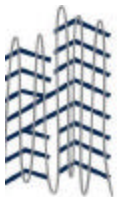


11,000 Plaza Shopping Center - Outparcel Phase II



LEASING NOW: 12,000 SF Shopping Center

- Build-To-Suit Bays
- Only 3,000sf Remaining (1,000sf and 2,000sf Bays)
- Excellent Road-Side Frontage
- CCG2 Zoning
- Flexible Floor Plan
- Ceiling Height of 16 feet



Harr & Associates, Inc. **Commercial Real Estate Services**

Contact: Vicki Harr

P.O. Box 5996, Jacksonville, FL 32247-5996

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Tenant Representation · Retail & Office Services · RE Consulting · Land Acquisition / Sales · Property Management

Note Of Disclaimer: Details contained herein are believed to be correct. However, they are subject to errors, omissions, price change or withdrawal without notice.

11,000 Plaza Shopping Center - Outparcel Phase II

Location.

Beach Boulevard, Jacksonville, Florida

Centrally Located Between Beaches, Regency, & Downtown Areas
GREAT VISIBILITY

Just ½ mile West Of St. Johns Bluff Road
3 Miles South of Atlantic Boulevard
3.5 Miles To Jacksonville Craig Airport
6 Miles To Downtown Jacksonville
18 Miles to Jacksonville International Airport

Site Characteristics.

Prime Retail / Office / Showroom
Great Location!
Build-To-Suit
12,000 s.f. Currently available
1,000 sf. to 12,000 sf bays with excellent frontage
Year built: 2006-2007
CCG2 Zoning
Ceiling Height of 16 feet
Flexible Floor Plan
Dry Sprinkler: Yes
Fiber Optic Available
\$20.00 - \$23.00 psf / conditioned space
\$3.20 psf CAM / RE Tax / Ins. - (Estimated First Year)

Utilities.

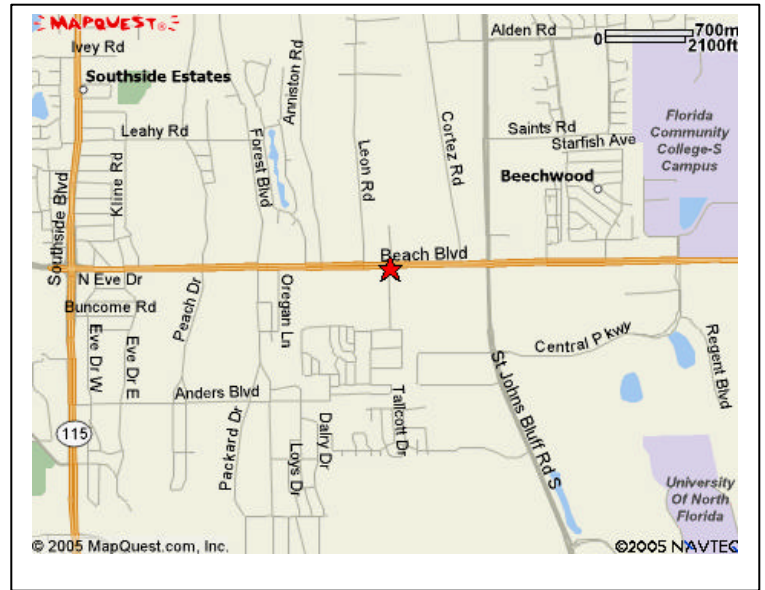
City water, sewer, and electric.

Parking.

Approx. 4/1000 parking spaces

Traffic.

2006 AADT: Over 58,000 vehicles per day
Drive side to Beaches on Beach Boulevard



Demographics.

2007 Population:

1 mi. radius: 5,874
3 mi. radius: 60,803
5 mi. radius: 173,045

2007 Median Household Income:

1 mi. radius: \$48,452
3 mi. radius: \$49,784
5 mi. radius: \$53,522

2007 Total Households:

1 mi. radius: 2,395
3 mi. radius: 23,309
5 mi. radius: 68,455

2007 Total Business Establishments:

1 mi. radius: 397
3 mi. radius: 2,192
5 mi. radius: 5,847

2007 Total Employees:

1 mi. radius: 3,018
3 mi. radius: 18,172
5 mi. radius: 53,555



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