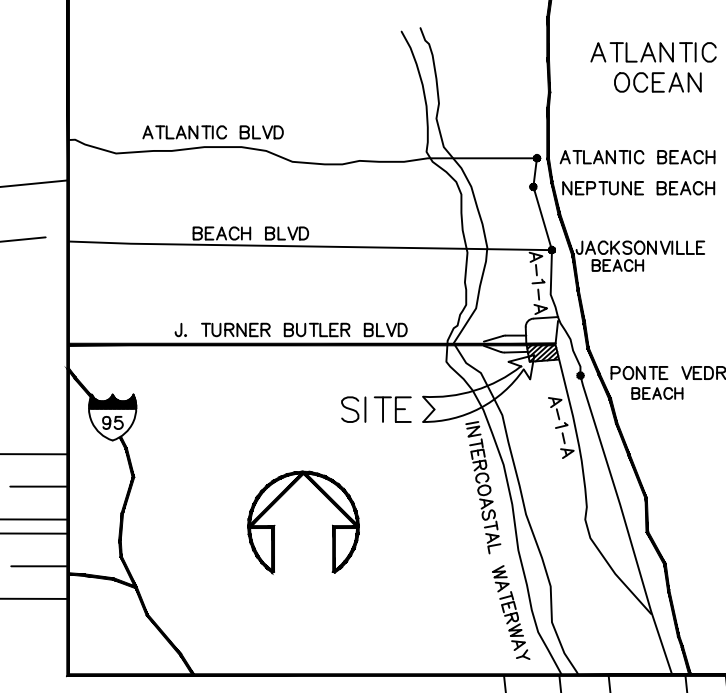


J TURNER BUTLER BLVD

SOUTH BEACH PKWY.

VICINITY MAP



LEASE ANALYSIS

Tenant Name	Suite	Area
Ace Hardware	1	53,752
Target Store	2	114,000
McDonalds	317	3,231
Sierra Grille	331	3,200
Wok N Roll	335	1,300
Nail Spa	337	1,000
Barber Studio	339	757
FedEx Office	341	2,505
Broudy's Liquors	353	4,600
Espling Jewelers	355	1,300
Firehouse Subs	357	1,300
Pearle Vision #1C6317	359	2,800
First Watch	544-04	3,500
Mattress One	544-02	3,500
Yogaberry	544-01	1,500
Game Stop #6156	556	1,736
Mantra Hair Salon	568	2,535
Marsh Landing Cleaners	572	1,350
GNC	578	1,500
Lifestyles Real Estate	586	2,000
Chick-Fil-A	590	4,179
Renna's Pizza	592	2,000
Rack Room Shoes #153	602	4,500
Supercuts #8637	614	1,700
Q Sushi	626	1,700
Publix #552	670	56,146
Books A Million #486	738	21,000
Longhorn Steaks #16	796	4,960
Bank of America		4,384
Mayo Clinic		8,000
Chill's		6,000
Total Area		321,935

PARKING PROVIDED	±1,734 SPACES
PARKING RATIO	5.4 SP/1000 SF
TOTAL LAND AREA	41.86 ACRES

SURVEY INFORMATION SHOWN HAS BEEN BASED ON AN ELECTRONIC FILE FROM DOWST ENGINEERING. BUILDING AREAS HAVE NOT BEEN CALCULATED BY HILL FOLEY ROSSI AND ASSOC. BUILDING AREAS PROVIDED BY SLEIMAN ENTERPRISES 12-19-09.



HILL FOLEY ROSSI & ASSOCIATES, LLC
ARCHITECTURE
ENGINEERING
SPACE PLANNING

3680 Pleasant Hill Road
Suite 200
Duluth, Georgia 30096
Phone: 770.622.9858
Fax: 770.622.9535
www.hillfoleyrossi.com

NO.	DATE	REVISION
1	2.5.15	UPDATE

NO.	DATE	REVISION
1	2.5.15	UPDATE

MKI DATE SUBMITTAL/REVISION

SOUTH BEACH SHOPPING CENTER

SOUTH BEACH PARKWAY AND MARSH LANDING PARKWAY
JACKSONVILLE BEACH, FLORIDA

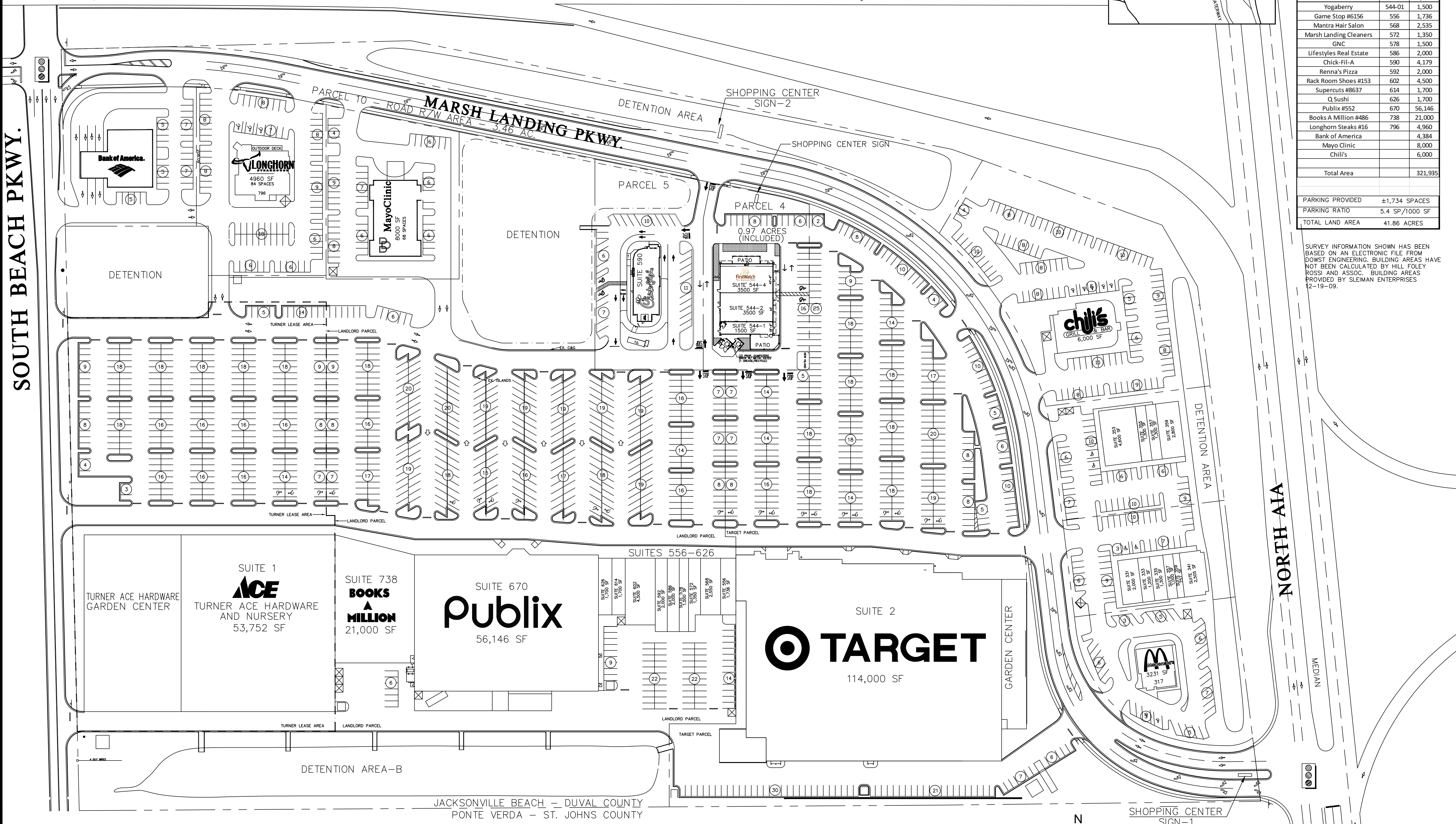
FOR:
Retail Planning Corporation
35 JOHNSON FERRY ROAD
MARIETTA, GA 30068
770-956-8383
678-385-1930 FAX

Sleiman Enterprises
ONE SLEIMAN PARKWAY, SUITE 200
JACKSONVILLE, FL 32216
904-731-8806
904-731-1109 FAX

lease plan

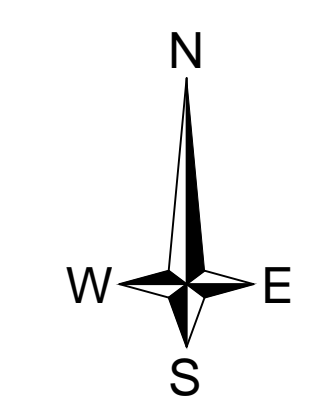
CP.34

HFR 08-220



lease plan

NTS



H:\Cadd\DWG\08-220\08-220 South Beach Hwy & Marsh Landing Hwy, RFP, Jacksonville\10 Drawings\11 preliminary\082501.gsd hfr.dwg, 2/5/2015, 3:54:38 PM
 c:\hfr\cadd\dwg\08-220\08-220 South Beach Hwy & Marsh Landing Hwy, RFP, Jacksonville\10 Drawings\11 preliminary\082501.gsd hfr.dwg, 2/5/2015, 3:54:38 PM