

Available For Lease - Anchor Tenant Retail or Flex Space

21,603 SF, 50,000 SF • Free Standing Restaurant Building 3,600 SF

Beach Boulevard Shopping Center

Anchors: CitiTrends & River City Science Academy



Available For Lease
50,000 SF



Available For Lease
3,600 SF Restaurant



Available For Lease
21,603 SF



Restaurant Pylon
Signage included



HIGHLIGHTS TO CONSIDER

- Major Anchor Tenants Creates Lots of Retail Traffic and Repeat Business Opportunities
- High Traffic Location 75,000+/- Cars Daily
- Excellent Ingress, Egress & Lots of Parking
- Strong Commercial Retail Corridor
- Densely Populated Residential Support
- Signalized Intersection at Beach Boulevard and Parental Home Road & Hogan and Parental Home Road
- 75,500+/- People within 3-Mile Radius
- 195,310+/- People within 5-Mile Radius
- Average HH Income \$59,555 3-Miles
- Average HH Income \$66,623 5-Miles

For Further Information, Please Contact: Barry J. Goldstein, President

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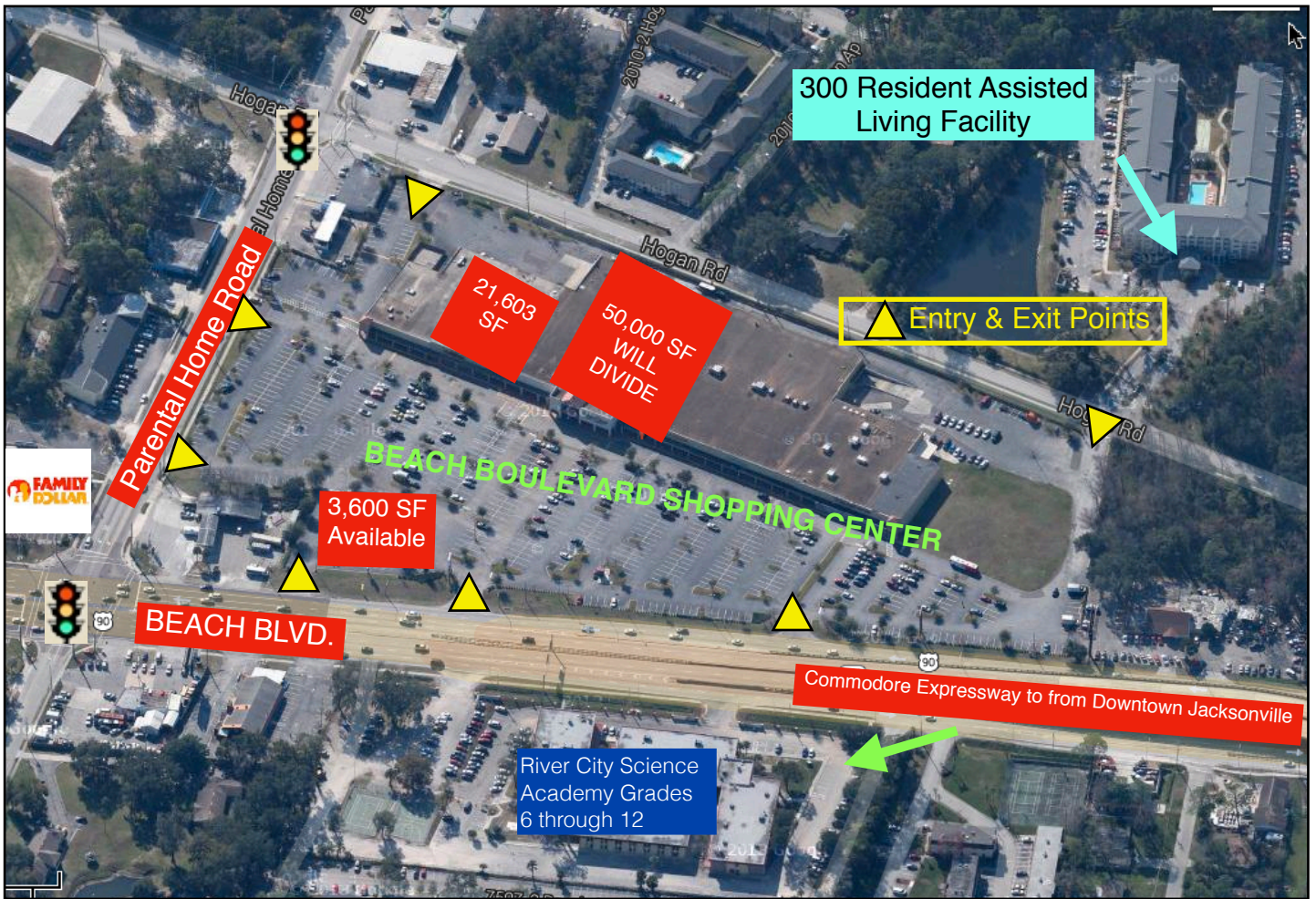


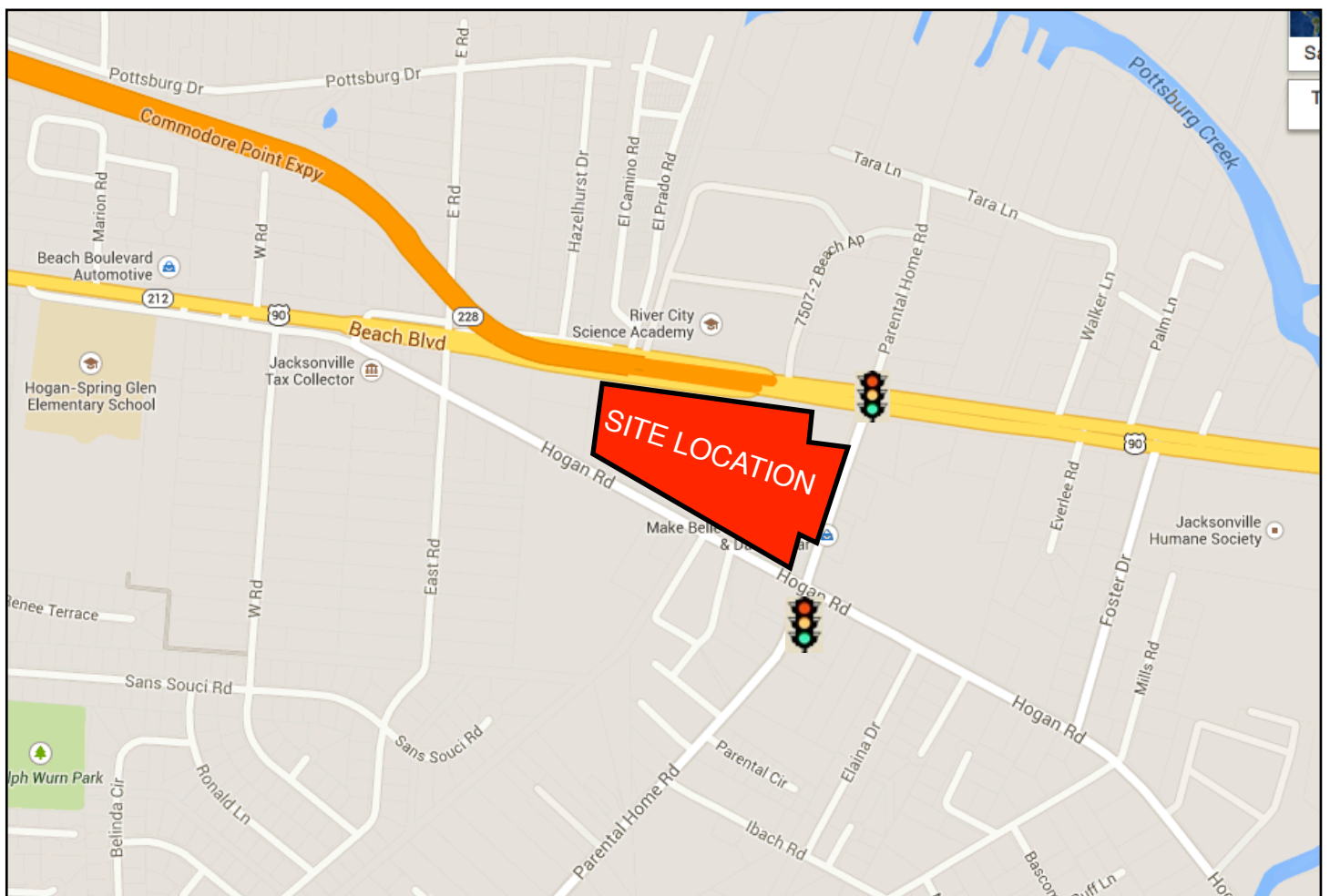
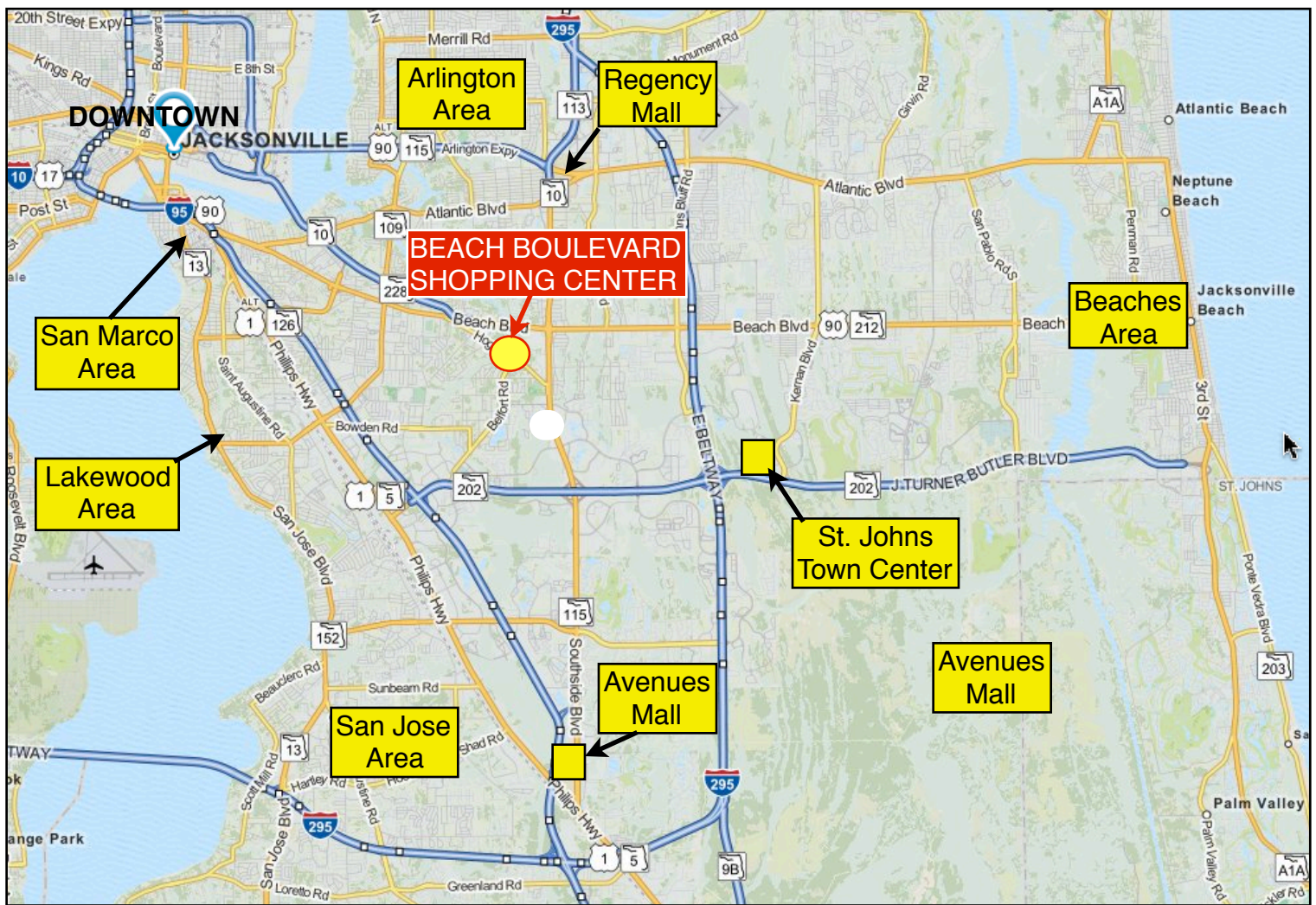
Citi Trends is a value-priced retailer of urban fashion apparel, shoes, accessories and home décor for the entire family. Their merchandise offerings are designed to appeal to the preferences of fashion & value customers. Citi Trends provides merchandise at discounts to department and specialty stores regular prices of 20% to 70%. Citi Trends buyers source merchandise from over 1,800 vendors to deliver quality fashion product at outstanding value for their customers. In May 2005, Citi Trends became a publicly traded company on the Nasdaq exchange with the symbol CTRN. Citi Trends headquarters are located in Savannah, Georgia and have one distribution center in Darlington, South Carolina and another in Roland, Oklahoma. They have buying offices in New York City and Los Angeles. They currently operate 545 stores in 31 states, employing approximately 5,600 people.



River City Science Academy (RCSA) is a Tuition Free Science, Technology, Engineering and Math (STEM) focus, Duval County Public Charter School located in Jacksonville. RCSA provides strong academics and college bound programs in addition to after school programs. RCSA is one of the most successful charter schools in Florida. RCSA is recognized as High Performing Charter School by Florida Department of Education (FLDOE). The estimated total build-out of leasehold improvements in this space is \$3.5 million. RCSA has four charter school campuses in operation and serves the students of Duval County. They have been recognized as one of the top charter schools in Duval County on many occasions by the Superintendent, Board Members and the charter school office of the Duval County Public Schools since its opening. They are the first charter school in Duval County to receive an "A" grade for two consecutive years as well as making 100% AYP in DCPS charter school history.







This is a detailed street map of Jacksonville, Florida, and its surrounding areas. The map shows major highways such as I-95, I-17, I-295, and I-10. Key landmarks include Jacksonville International Airport, Kingsley Plantation State Historic Site, Mayport Naval Air Station, and various local roads and waterways. A red box highlights the Beach Boulevard Shopping Center, and a red arrow points to its location on Beach Boulevard. An inset map shows Jacksonville's location within the Southeastern United States.

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