

SOUTH BEACH REGIONAL

3740-4194 S. Third Street | Jacksonville Beach, FL 32250

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PROPERTY OVERVIEW

South Beach Regional is a power center located in Jacksonville Beach, Florida. This recently renovated shopping center is anchored by a new Home Depot and has an excellent visibility from J. Turner Butler Boulevard. South Beach Regional caters to the affluent and ever-growing community of Jacksonville, the largest town in the Jacksonville Beach communities.

FEATURES

PROPERTY SIZE

307,832 sq. ft.

GPS COORDINATES

Lat. 30.2576 / Long.-81.3888

DAILY TRAFFIC COUNT

42,042 AADT (Third Street South)

35,201 AADT (
 J. Turner Butler Blvd)

DAYTIME POPULATION

71,754 (5 miles)

DEMOGRAPHICS

2015 Estimates - Sites USA

POPULATION

1 mile: 9,389

3 miles: 32,273

5 miles: 75,415

NUMBER OF HOUSEHOLDS

1 mile: 4,729

3 miles: 15,441

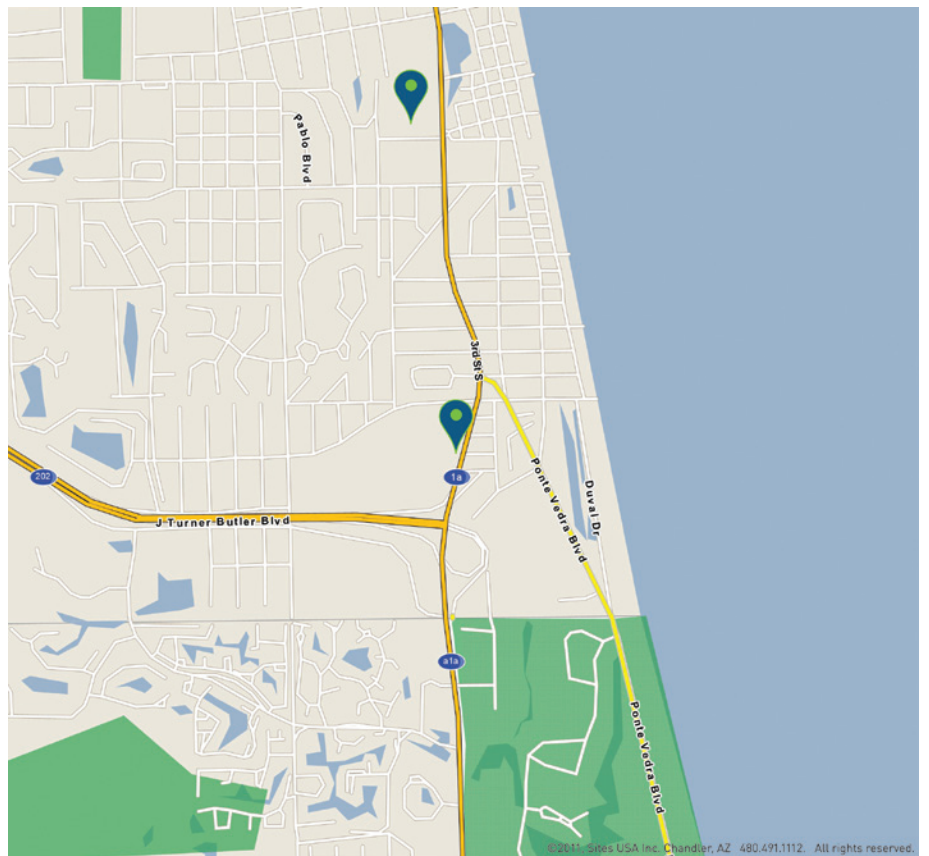
5 miles: 35,254

AVG. HOUSEHOLD INCOME

1 mile: \$81,670

3 miles: \$101,249

5 miles: \$97,295



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CURRENT TENANTS

Unit #	Current Tenant	Sq. Ft.	Unit #	Current Tenant	Sq. Ft.
1	H & R Block (Store 9219)	2,250	SC 11-12	Mattiace Golf	1,200
12	Hair Cuttery 2369	1,600	SC-1	AT&T Mobility RFL02701	4,400
13	The Dental Clinic	1,600	SC-13	Classic Cakes	600
14-15A	Quest Diagnostics	2,400	SC-14-15	Subway 36506(Atul & Bob Patel...	1,180
15B-16A	Sally Beauty Supply 2169	1,600	SC-2-7	Trader Joe's	12,517
16-18	Mattress 1 One	4,800	SC-20	A Cat Clinic	1,000
19	Imperial Nail & Spa	1,600	SC-22	Foot Solutions	1,000
2-5	Mayo Clinic	9,281	SC-23-26	Keller Williams Realty	5,700
20	South Beach Cleaners	1,600	SC-27	Staples 1915	18,171
21	Pizza Hut 0710215	1,600	SC-8-9	Love Too Par	1,200
22	The UPS Store	1,600	SC17-18A	Wild Birds Unlimited	1,200
23	Massage Envy	1,280	SC18B-19	Northeast Florida Assoc. of R...	1,200
24-25	Massage Envy	3,200			
26-30	Ulta Salon 1010	9,624			
31-32	Betsy's Hallmark	4,040			
35	Big Fish Yoga	3,000			
36	Earthwise Pet Supply	2,750			
6	Clear Ear	600			
7	Slim 4 Life	900			
9-10	Timed Exercise	2,800			
A	Bed, Bath & Beyond 1138	29,000			
B	Ross Dress For Less 1445	30,125			
B-2 & 33	Five Below	8,839			
C	Stein Mart 045	40,472			
D	Home Depot 6974	86,479			

SPACE AVAILABLE

Unit #	Sq. Ft.
11	1,600
23A	1,120
8	900
SC - 10	600
SC-16	1,204

■ SPACE AVAILABLE



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 change without notice and at the owner's discretion. Unit numbers as indicated are not necessarily the actual suite numbers and are intended for use as a reference only.

Number of Units: 42

As of 11/9/2015