

Shoppes of San Juan

40,000 sf retail center

Ideal for a variety of retailers

Densely populated area with excellent visibility

Existing Tenants:
 Family Dollar-10,000 sf,
 Solomon Vent.-15,000 sf,
 Denny's Furniture-15,000 sf

Can subdivide into as small as 3750 sf

Located on San Juan Avenue, between Jammes Rd & Lane Ave

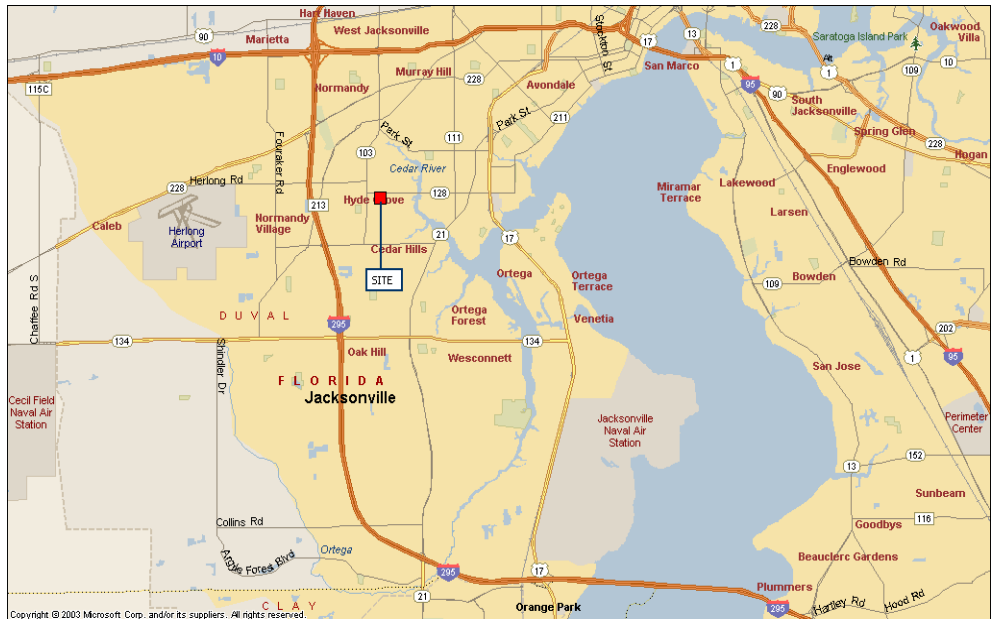
Sale Price: **REDUCED**
\$1,500,000

Lease Price: \$6.50psf, Gross
 (Landlord pays for pro rata share of Real Estate Taxes and Property Insurance)

Please do not disturb existing Tenants



Retail Center Available



| | 1mile | 3mile | 5mile |
|---------------------------------|---------------------|----------|----------|
| Population: | 12,680 | 80,579 | 157,796 |
| Median HH Income: | \$35,729 | \$40,631 | \$39,612 |
| Median Age: | 32.9 | 35.3 | 34.9 |
| Total Employees: | 2571 | 32,570 | 72,330 |
| Traffic Count: San Juan Avenue: | 13,000 cars per day | | |

For More Information:

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Information provided is deemed to be accurate but is subject to errors and/or omissions.

Pine Street/RPS, LLC

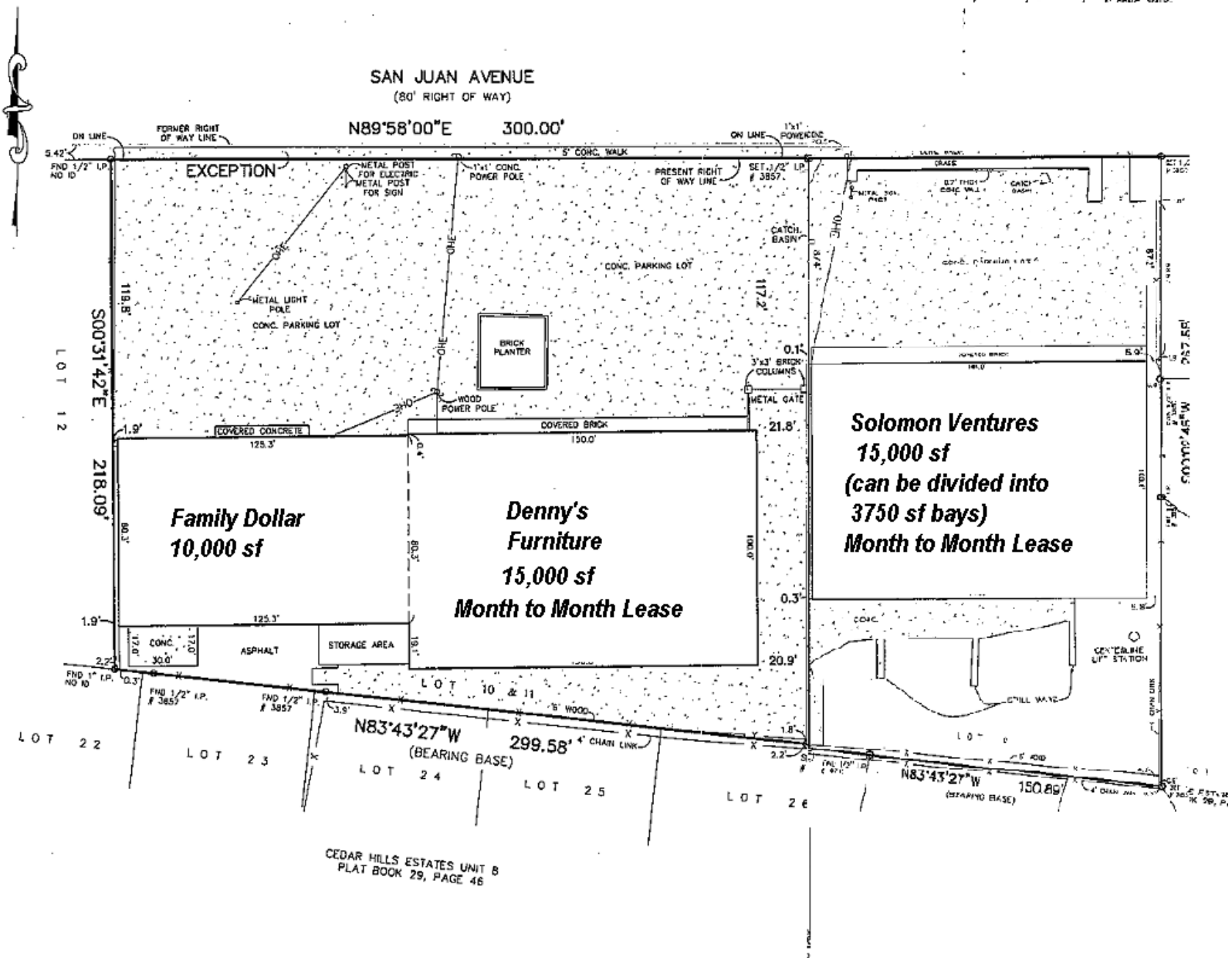
1923 Southampton Road

Jacksonville, FL 32207

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SITE PLAN



Pine Street/RPS, LLC

904.398.1044

Aerial Photograph of Site



Pine Street/RPS, LLC

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