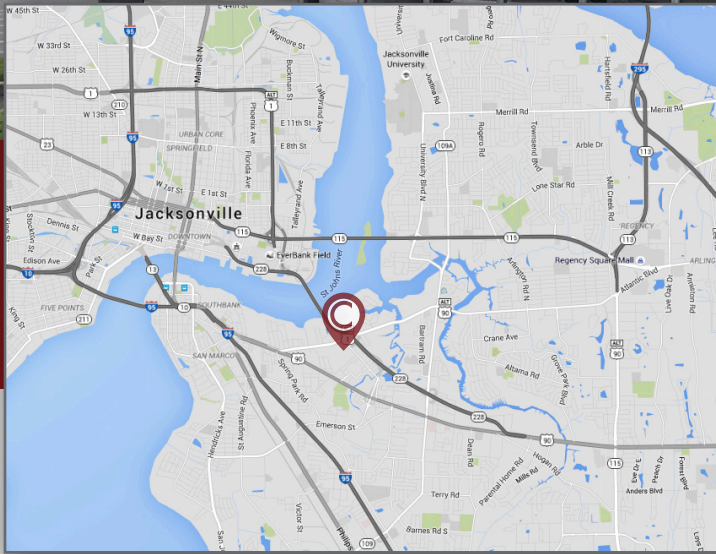




Publix #1283 - Publix at Arlington River
 5858 Atlantic Boulevard
 Jacksonville, FL 32207
 Lat 30.312, Long -81.601



DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2018 Population	8,498	82,955	217,689
2023 Population	8,724	86,814	230,405
2018 Average HH Income	\$68,205	\$55,797	\$62,014
2018 Median HH Income	\$46,560	\$40,226	\$43,961

PROPERTY HIGHLIGHTS

- Jacksonville market
- Direct entry from US-10/Atlantic Boulevard
- Newly rennovated Publix-anchored shopping center
- Combined Traffic Count (2018): 30,980 CPD

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 Licensed Real Estate Broker

Leasing Contact:
Tyler Wilkins
 407.581.6245
twilkins@crossmanco.com



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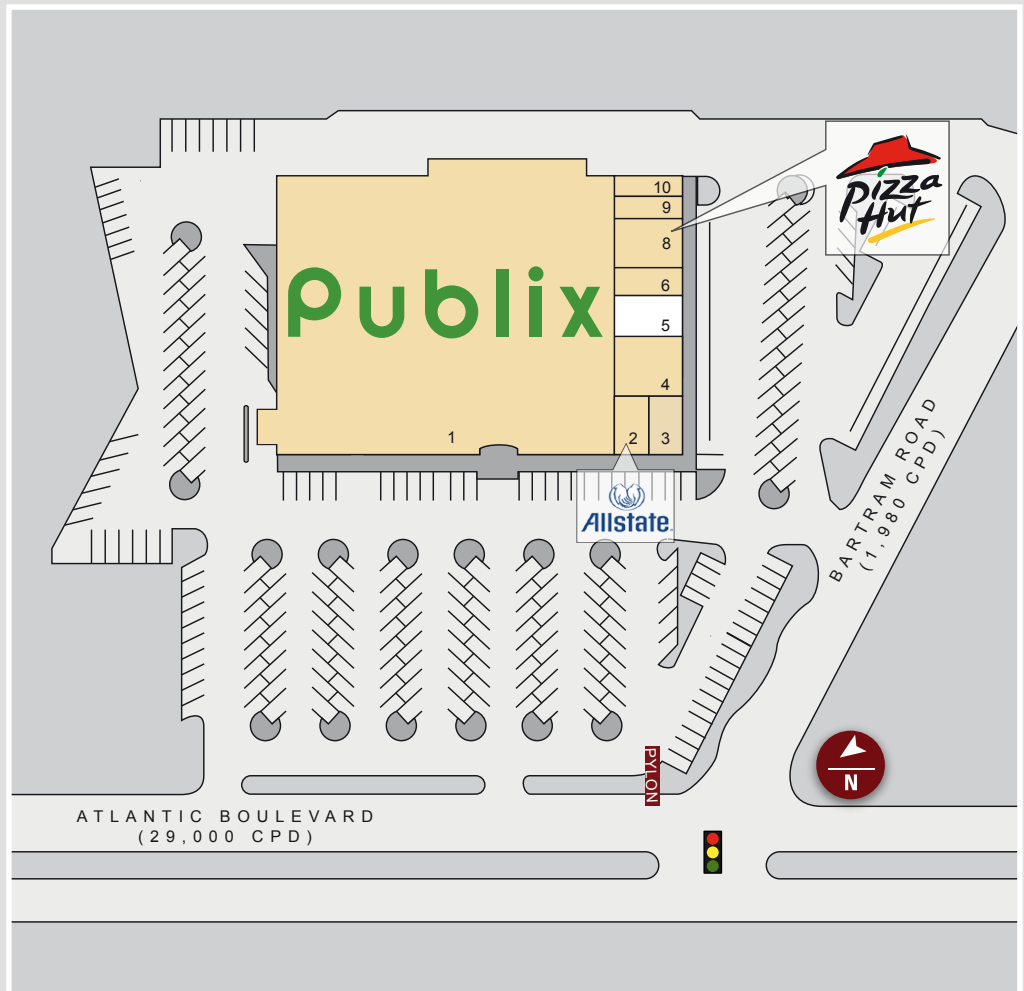
Jacksonville, FL 32207

Lat 30.312, Long -81.601

SITE PLAN

STE	TENANT	SIZE
1	Publix	45,600
2	Allstate	1,000
3	Oxy Cleaners	1,000
4	Blue Line Liquor	2,038
5	AVAILABLE (27 x 50)	1,340
6	China 99	1,340
8	Pizza Hut	1,520
9	Billy's Barber & Styling Shop	750
10	NY Nails	765
TOTAL		55,352

AVAILABLE NOT OWNED



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