



# ELENI PROPERTIES

9344 ATLANTIC BLVD. • JACKSONVILLE, FL

**2,000 - 4,608 SF AVAILABLE**

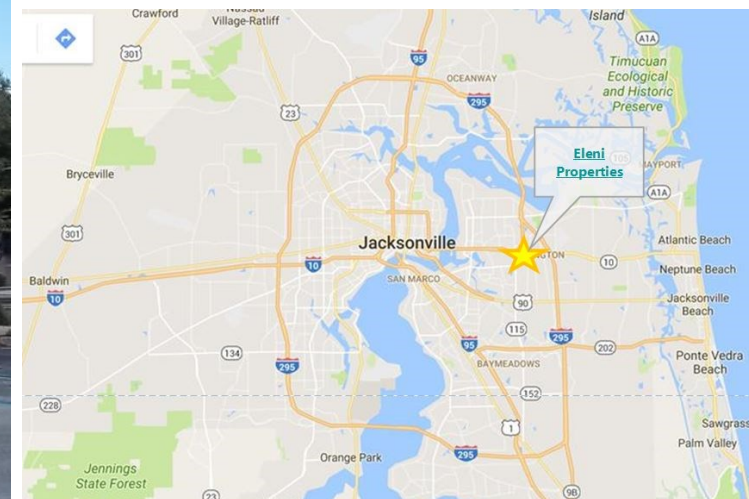
- ◆ ± 16,069 SF SHOPPING CENTER
- ◆ LOCATED AT ATLANTIC & SOUTHSIDE
- ◆ ACROSS THE STREET FROM NEW ALDI'S
- ◆ QUICK ACCESS TO SOUTHSIDE CONNECTOR
- ◆ JOIN SHERWIN-WILLIAMS & VERIZON WIRELESS

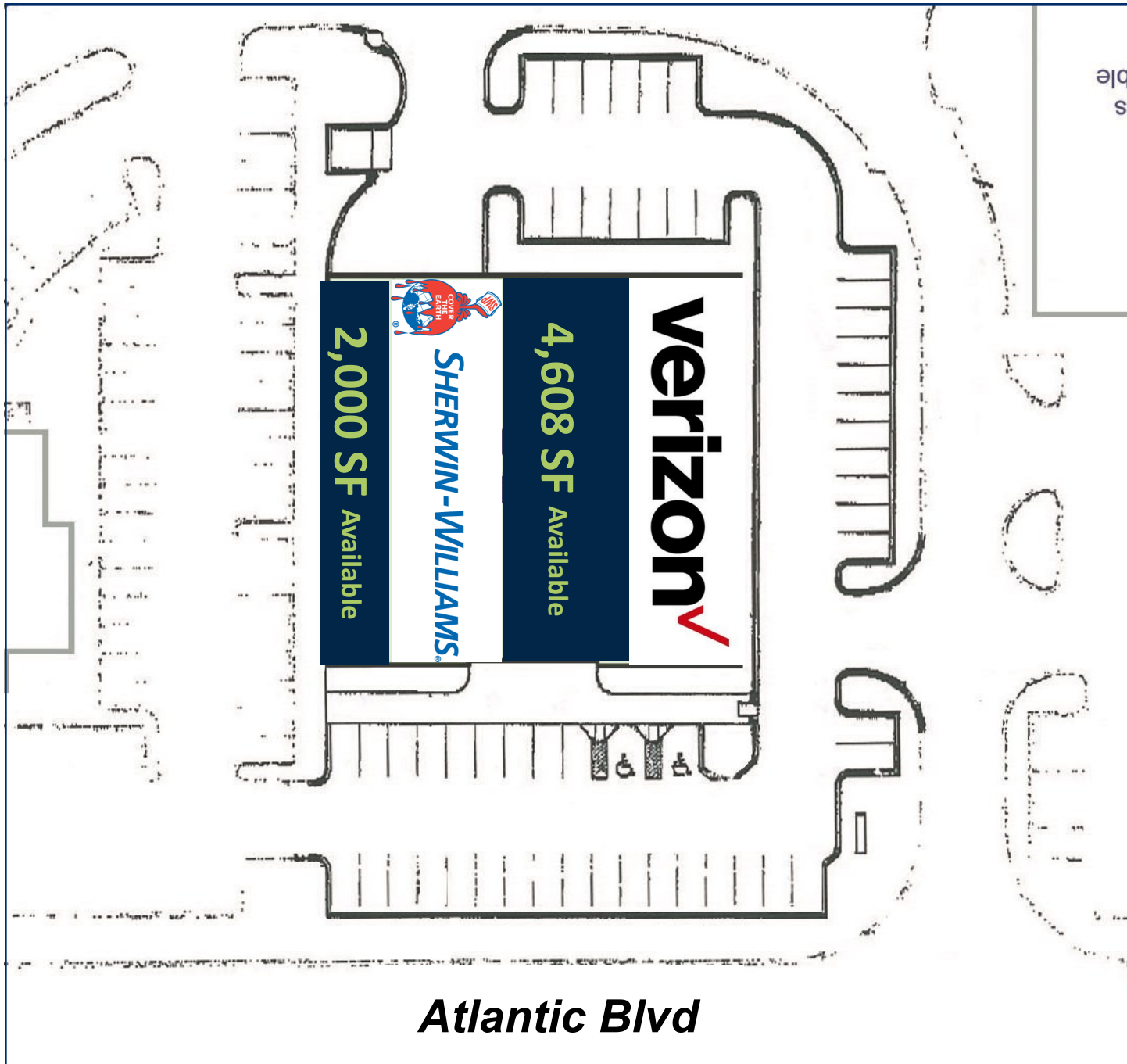
## DEMOGRAPHICS

|                | ONE MILE | THREE MILES | FIVE MILES |
|----------------|----------|-------------|------------|
| POPULATION     | 9,003    | 40,357      | 85,950     |
| DAYTIME POP.   | 14,110   | 38,704      | 79,089     |
| AVG. HH INCOME | \$47,322 | \$53,069    | \$58,029   |

## TRAFFIC COUNTS

|                      |                           |
|----------------------|---------------------------|
| SOUTHSIDE & ATLANTIC | ATLANTIC & ARLINGTON EXPY |
| <b>54,000 VPD</b>    | <b>49,000 VPD</b>         |





**Atlantic Blvd**