

SMD

Southern Management
and Development, L.P.

Gazebo Shopping Center

5566 Fort Caroline Road
3533 - 3547 University Boulevard North
Jacksonville, FL 32277

Rowe's IGA Supermarket Coming Soon

Conveniently located on Fort Caroline Road,
east of University Boulevard North

Average daily traffic count: 18,600

Gross leasable area: 79,734 Sq. Ft. (MOL)

CREATING VALUE

Southern Management and Development, L.P.



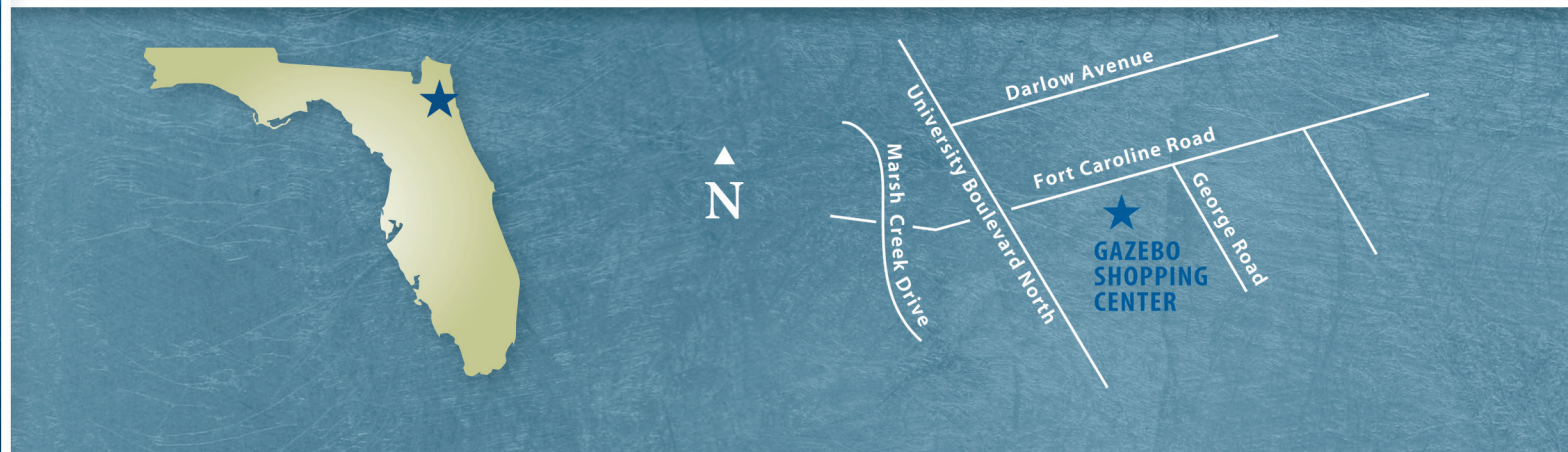
CONTACT A LICENSED AGENT

smdproperty.com

561.948.7100 F: 561.948.7120

800.570.3261

2300 NW Corporate Boulevard, Suite 135, Boca Raton, FL 33431

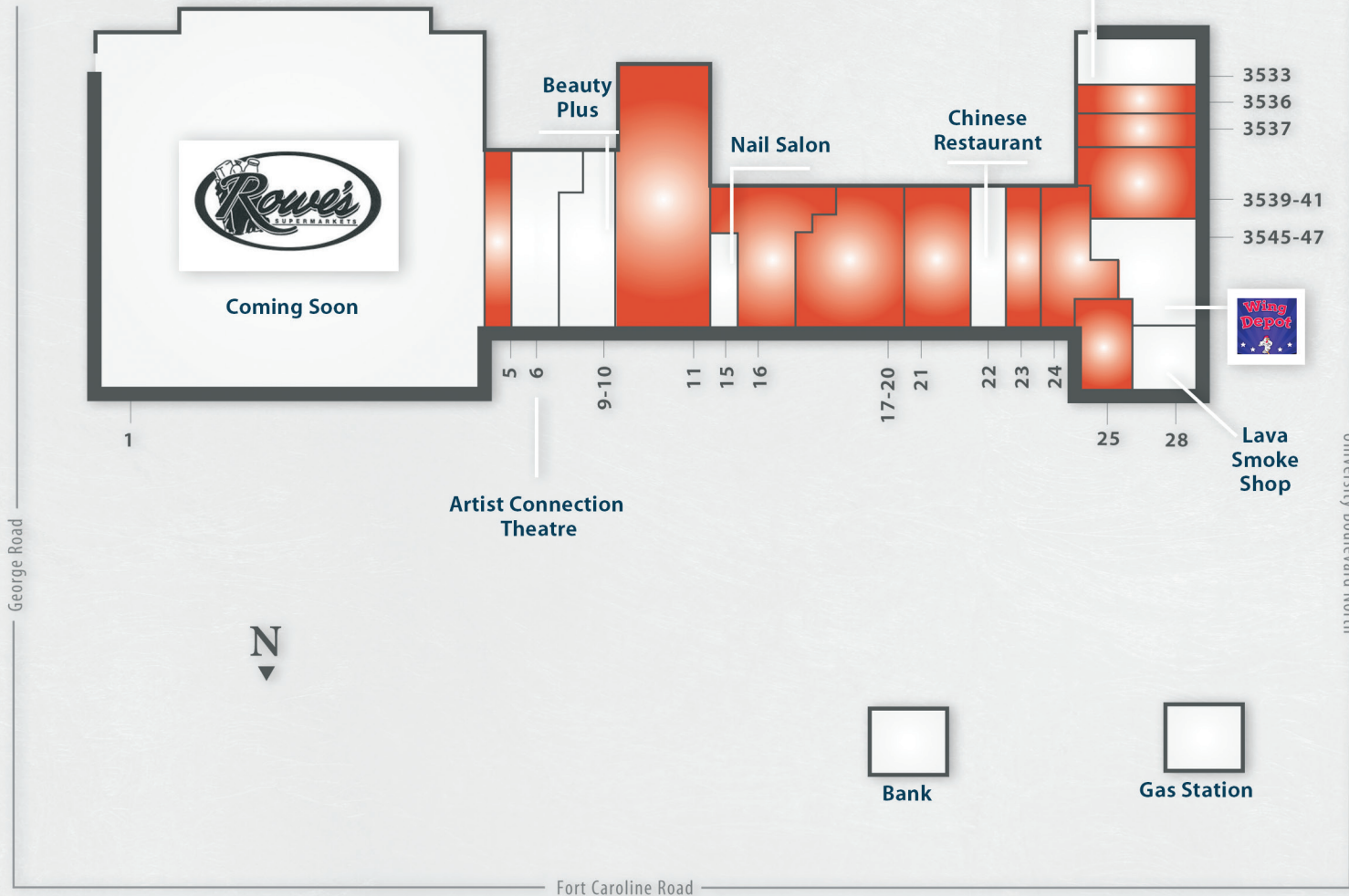


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DEMOGRAPHICS

DESCRIPTION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population			
2023 Projection	13,157	67,729	165,262
2018 Estimate	12,377	64,873	158,545
2010 Census	11,200	61,586	150,499
2000 Census	11,283	64,371	155,610
Population by race			
White	48.27%	47.16%	43.81%
Black African American	42.51%	43.30%	47.27%
Hispanic Other	9.22%	9.54%	8.92%
2018 Estimate			
Average HH Income	\$53,220.81	\$56,707.10	\$54,236.49
2018 Estimate			
Median HH Income	\$38,984.76	\$42,372.10	\$37,947.38
2015 Estimate			
Median Age	31.30	35.62	36.07



LEGEND

5566 Fort Caroline Road

UNIT	TENANT	SQ.FT.
1	Rowe's IGA Coming Soon	34,400
5	Available	2,000
6	Artist Connection Theatre	4,920
9-10	Beauty Plus	3,600
11	Available	7,000
15	Nail Salon	975

16	Available	2,796
17-20	Available	4,240
21	Available	2,700
22	Chinese Restaurant	1,360
23	Available	1,600
24	Available	1,508
25	Available	1,740
28	Lava Smoke Shop	1,225
3545-47	Wing Depot	2,975

3533 - 3547 University Boulevard North

UNIT	TENANT	SQ.FT.
3539-41	Available	2,535
3537	Available	1,300
3536	Available	1,040
3533	Dry Cleaners	1,820