

SMD

Southern Management
and Development, L.P.

Gazebo Shopping Center

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

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

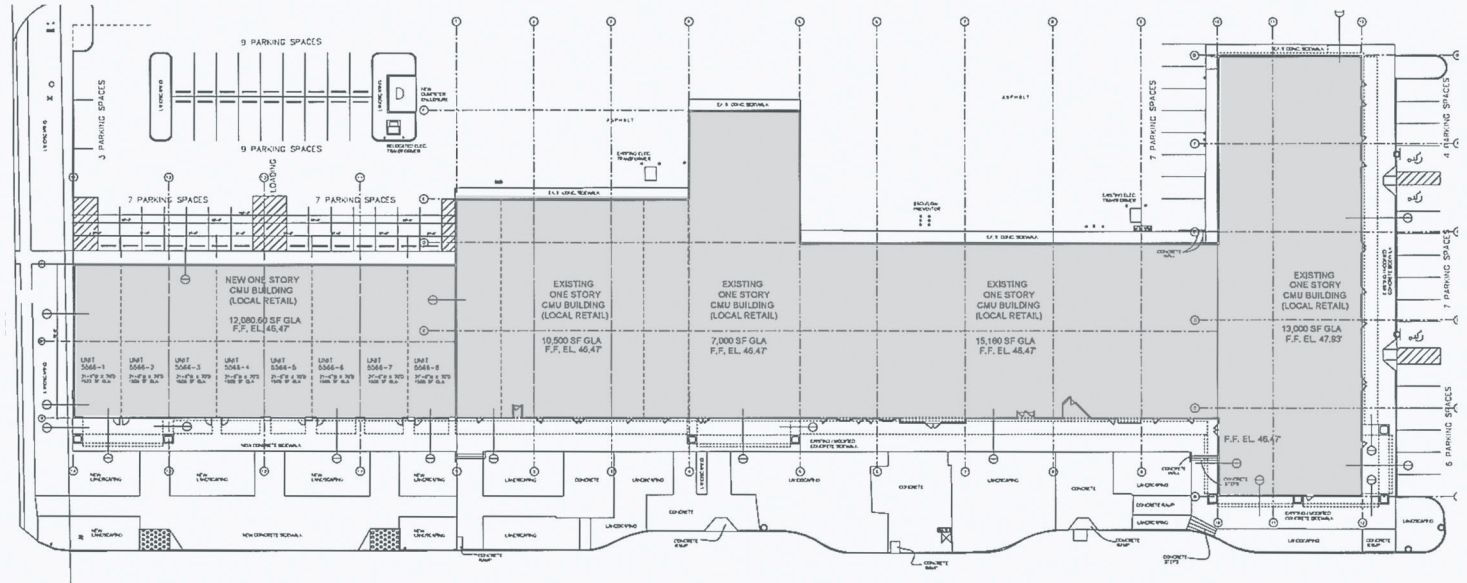
Average daily traffic count: 28,900

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

CREATING VALUE

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SMDPROPERTY.COM

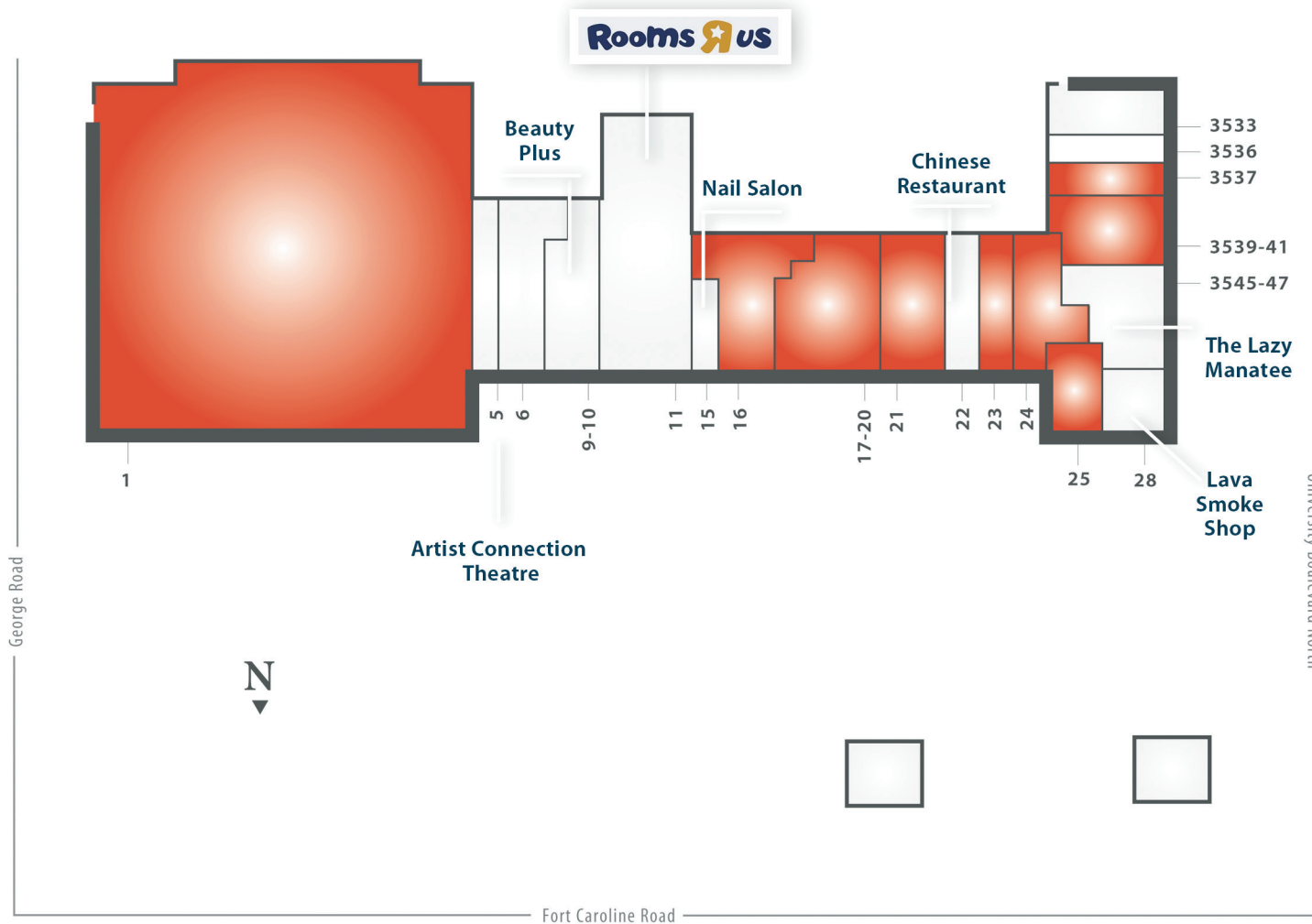


CONTACT A LICENSED AGENT | 561.948.7100 | F: 561.948.7120 | 800.570.3261 | 2300 NW Corporate Boulevard, Suite 135, Boca Raton, FL 33431



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DEMOGRAPHICS

DESCRIPTION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population			
2026 Projection	13,132	66,208	167,102
2021 Estimate	12,459	65,586	160,573
2010 Census	11,159	61,779	150,387
2000 Census	11,233	64,391	155,465
Population by race			
White	46.45%	45.55%	42.59%
Black African American	43.72%	44.08%	47.77%
Hispanic Other	9.84%	10.38%	9.64%
2021 Estimate			
Average HH Income	\$64,378.00	\$64,043.00	\$62,018.00
2021 Estimate			
Median HH Income	\$47,444.82	\$47,760.78	\$43,485.67
2021 Estimate			
Median Age	31.67	35.73	36.24

LEGEND

5566 Fort Caroline Road

UNIT	TENANT	SQ.FT.
1	Available	34,400
5	Artist Connection Theatre	2,000
6	Artist Connection Theatre	4,920
9-10	Beauty Plus	3,600
11	Rooms R Us Furniture	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	The Lazy Manatee	2,975

3533 - 3547 University Boulevard North

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