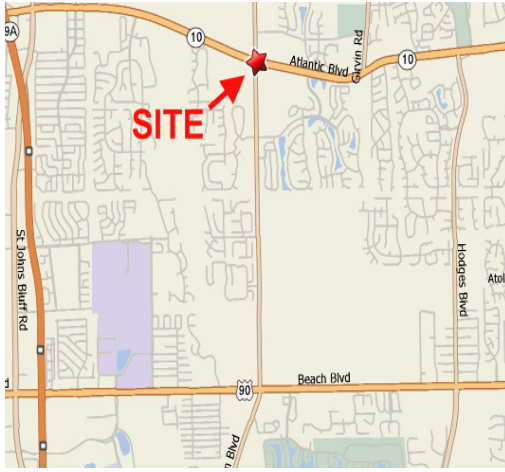


# Atlantic-Kernan Shops



12220 Atlantic Boulevard, Jacksonville, FL 32225

LOCATION ZONE: INTRACOASTAL WEST



Located at the heavily traveled intersection of Atlantic Boulevard and Kernan Boulevard  
Great access and visibility

## TENANTS

- Pinch A Penny
- Bruster's Real Ice Cream
- Xtreme Wings

## CO-TENANTS

- BJ's Wholesale Club
- Walgreens

## LEASING CONTACT

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	14,749	90,726	196,721
2027 Population Projected	15,880 1.5%	97,104 1.4%	207,254 1.1%
Income	\$85,205	\$79,490	\$80,119
Households	4,988	33,872	76,655
Median Age	33.6	35.8	36.0

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## SITE SUMMARY

TENANT	ADDRESS	SIZE
BJ'S WHOLESALE CLUB (N.I.C.)	12220-200	108,532 sf
MAILBOX PLUS	12220-130	1,371 sf
MY DENTIST	12220-128	1,680 sf
QUALITY JEWELERS	12220-126	1,200 sf
KERNAN NAILS SPA	12220-124	1,200 sf
KERNAN VAPE & SMOKE	12220-122	1,200 sf
AVAILABLE	12220-118	3,419 sf
PINCH A PENNY	12220-117	4,600 sf
MAMA MIA PIZZA	12220-114	2,000 sf
AVAILABLE	12220-113	1,166 sf
GOLDEN TRUST JACKSONVILLE	12220-112	1,146 sf
PINK PAWS CAFÉ	12220-110	3,212 sf
AT&T AUTHORIZED DEALER	12220-111	3,142 sf
DON TACO LEON	12220-109	2,449 sf
XTREME WINGS	12220-108	4,000 sf
TAX COLLECTOR	12220-103	6,618 sf
PRESSING AGENDA	12220-101	1,200 sf
WALGREENS (N.I.C.)	12230	15,120 sf
BRUSTER'S (OD 2,135 sf)(B 1,196 sf) 0.20	12224	3,331 sf
AVAILABLE	12210	1.44 ac



This site plan is presented solely for the purpose of identifying the approximate location and size of the building presently contemplated by the owner. Building sizes, site dimensions, access and parking areas, existing tenant locations and identities are subject to changes without notice and at the owners discretion. Unit numbers as indicated are not necessarily the actual suite number and are intended for use as reference only.