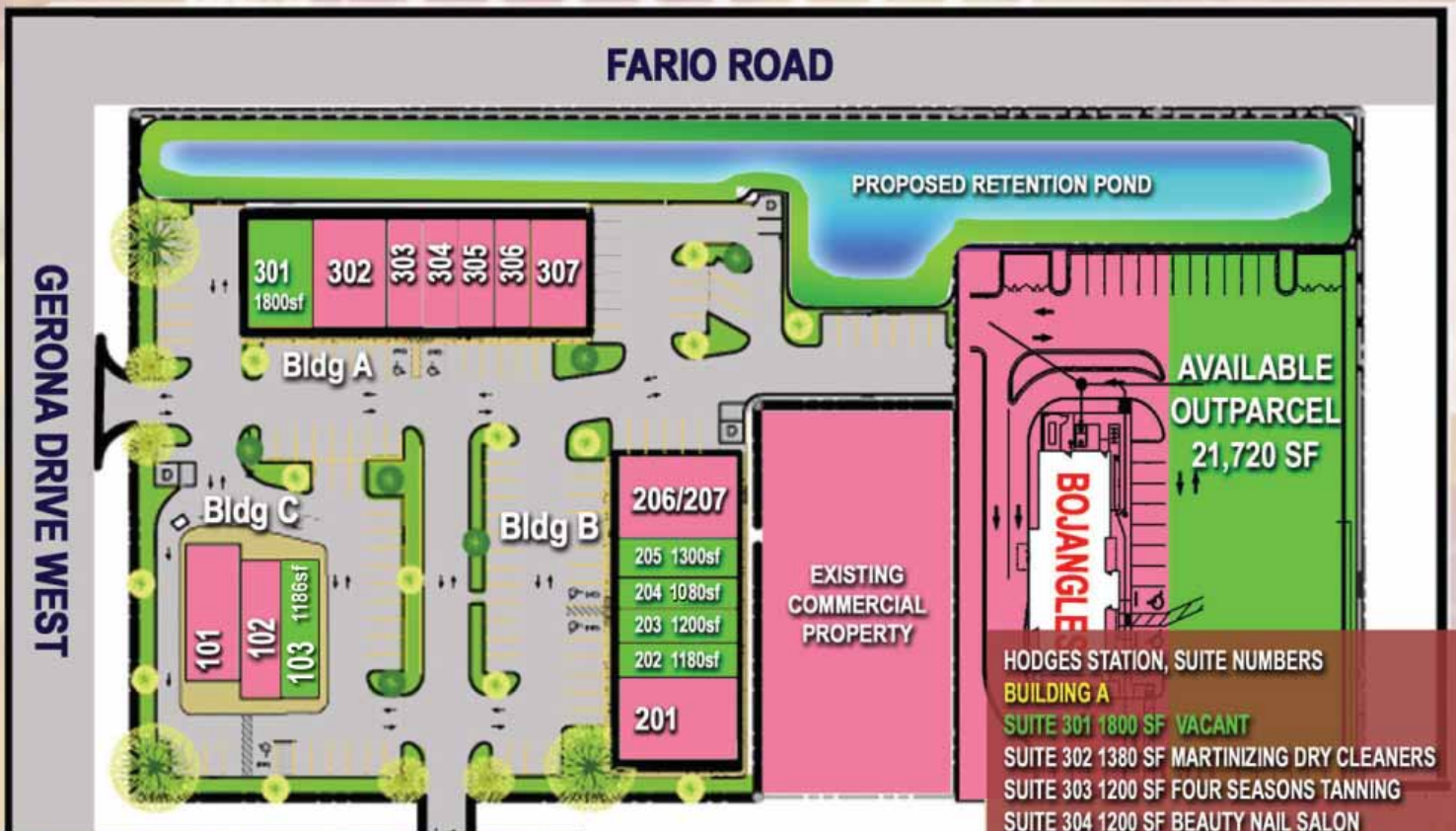


HODGES STATION

13529 Beach Boulevard • Jacksonville, FL 32224



ONLY A FEW BAYS LEFT



HODGES STATION, SUITE NUMBERS

BUILDING A

- SUITE 301 1800 SF VACANT
- SUITE 302 1380 SF MARTINIZING DRY CLEANERS
- SUITE 303 1200 SF FOUR SEASONS TANNING
- SUITE 304 1200 SF BEAUTY NAIL SALON
- SUITE 305 1200 SF SALON/SPA
- SUITE 306 1200 SF JENNY CRAIG
- SUITE 307 1600 SF PRESTIGE REALTY

BUILDING B

- SUITE 201 2400 SF TIJUANA FLATS
- SUITE 202 1180 SF VACANT
- SUITE 203 1200 SF VACANT
- SUITE 204 1080 SF VACANT
- SUITE 205 1300 SF VACANT
- SUITE 206/207 2385 SF KOREAN AMERICAN TAE KWON DO

BUILDING C

- SUITE 101 1755 SF RITA'S ICE
- SUITE 102 1186 SF NATIONWIDE
- SUITE 103 1186 SF VACANT



BEACH BLVD

HODGES STATION

UNITS FOR LEASE



Area Demographics

	1 mile	2 miles	3 miles
2009 Pop	6,100	36,518	60,099
2009 HH	2,992	14,983	23,711
2009 Avg HH Income	\$91,191	\$88,523	\$85,809
2009 Daytime Pop	4,873	15,581	27,161
2009 Establishments	340	1,049	1,755
2008 Florida Traffic Count: 53,500 cars per day on Beach Boulevard			

Murphy Land and Retail Services

11555 Central Parkway • Suite 1102 • Jacksonville, FL 32224

Contact: **Carrie Smith** (904)-645-7143 or **Tracy Ahearn** (904)-645-7281