

RESTAURANT SPACE FOR LEASE

JACKSONVILLE CROSSING SHOPPING CENTER

2126 N First Street, Jacksonville

Off Hwy 57 Across from Wal-Mart off the Vandenburg / Air Force Base Exit
Next Door to Lowe's Home Center

Suite L 3,600 SF

Faces South and Close to First Street

Ready to Open Restaurant!

Space includes pizza oven, dough mixer, fryer, vent hood, gas range, cold storage/prep tables, dishwasher, and walk in cooler.

Space is connected to a grease trap.

Rent \$15/SF NNN

Rates Quoted are for Spaces AS IS with all systems working

Subject to Change

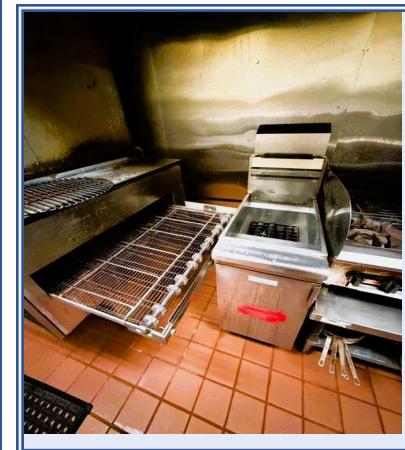
Expense Reimbursement (Addition to Rent)
\$3.25 per SF per Year for Common Area Maintenance (**includes water/sewer**), Taxes and Property Insurance.

- ◆ New Highway Exit opening in 60 days just feet south of property entry.
- ◆ Signage on First Street
- ◆ Plentiful Parking
- ◆ High traffic area near Lowe's / Walmart

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| 1 | VACANT – Suite A, 3000 SF |
| 2 | Petsense by Tractor Supply Co |
| 3 | VACANT – Suite C, 2970 SF |
| 4 | VACANT – Suite D, 1500 SF-LEASE PENDING |
| 5 | Families Inc |
| 6 | The Game Store – Suite I, 5237 SF |
| 7 | VACANT – Suite J, 2,400 SF |
| 8 | VACANT – Suite K, 1500 SF |
| 9 | Roma Italian Restaurant - 3600 SF Available |
| 10 | City Nails |
| 11 | Throatcutters Barber Shop |
| 12 | First Street Café |
| 13 | Pizza Hut |
| 14 | Jackson Hewitt Tax Services |
| 15 | VACANT – Suite S, 1125 SF |
| 16 | Rent A Center |
| 17 | China Wok |