



FLORIDA SHORES PLAZA

Edgewater, Florida

Florida Shores Plaza is located in Volusia County on the southwest corner of South Ridgewood Avenue (US Hwy 1) and Indian River Boulevard just a few miles east of Interstate 95.



48,151

POPULATION

Total Trade Area

CENTER PROFILE

| | |
|---------------------------|--------|
| Total Square Feet | 79,605 |
| Number of Stores/Services | 17 |
| Number of Levels | 1 |
| Number of Parking Spaces | 483 |

MAJOR TENANTS

| | |
|---------------|-----------|
| Winn Dixie | 50,137 SF |
| Bealls Outlet | 10,368 SF |

MARKET DEMOGRAPHICS

3 Mile

| | |
|--------------------------|----------|
| Population | 30,504 |
| Number of Households | 13,422 |
| Average Household Income | \$66,851 |

5 Mile

| | |
|--------------------------|----------|
| Population | 48,151 |
| Number of Households | 21,891 |
| Average Household Income | \$70,815 |

10 Mile

| | |
|--------------------------|----------|
| Population | 72,588 |
| Number of Households | 33,026 |
| Average Household Income | \$76,207 |

Daily Vehicle Count

| | |
|-----------------------------|--------|
| S. Ridgewood Avenue (US 1) | 29,000 |
| Indian River Blvd (HWY 442) | 19,000 |



FLORIDA SHORES PLAZA
1816-1850 S Ridgewood Avenue
Edgewater, FL 32141

FLORIDA SHORES PLAZA

TENANT LIST

WIRELESS & CELLULAR SERVICES

| | |
|----------------------|--------|
| Alliance Mobile AT&T | 606/07 |
|----------------------|--------|

RESTAURANT/FOOD

| | |
|--------------------------|------|
| China Wok | 602 |
| Domino's Pizza | 503 |
| Dunkin Donuts | OP-1 |
| Royal Sushi Grill & Thai | 601 |
| Subway | 603 |
| Edgewater Creamery | 501 |

LIQUOR

| | |
|---------------|-----|
| Big B Liquors | 504 |
|---------------|-----|

SERVICES

| | |
|------------------------------|-----|
| AB Nails, Lashes & Brows | 604 |
| Advance America Cash Advance | 102 |
| Great Clips | 605 |
| H&R Block | 502 |
| LabCorp | 101 |
| Safe Ship | 608 |
| Salty Pawz Grooming | 609 |

MAJOR TENANTS

| | |
|---------------|-----|
| Bealls Outlet | 400 |
| Winn Dixie | 200 |



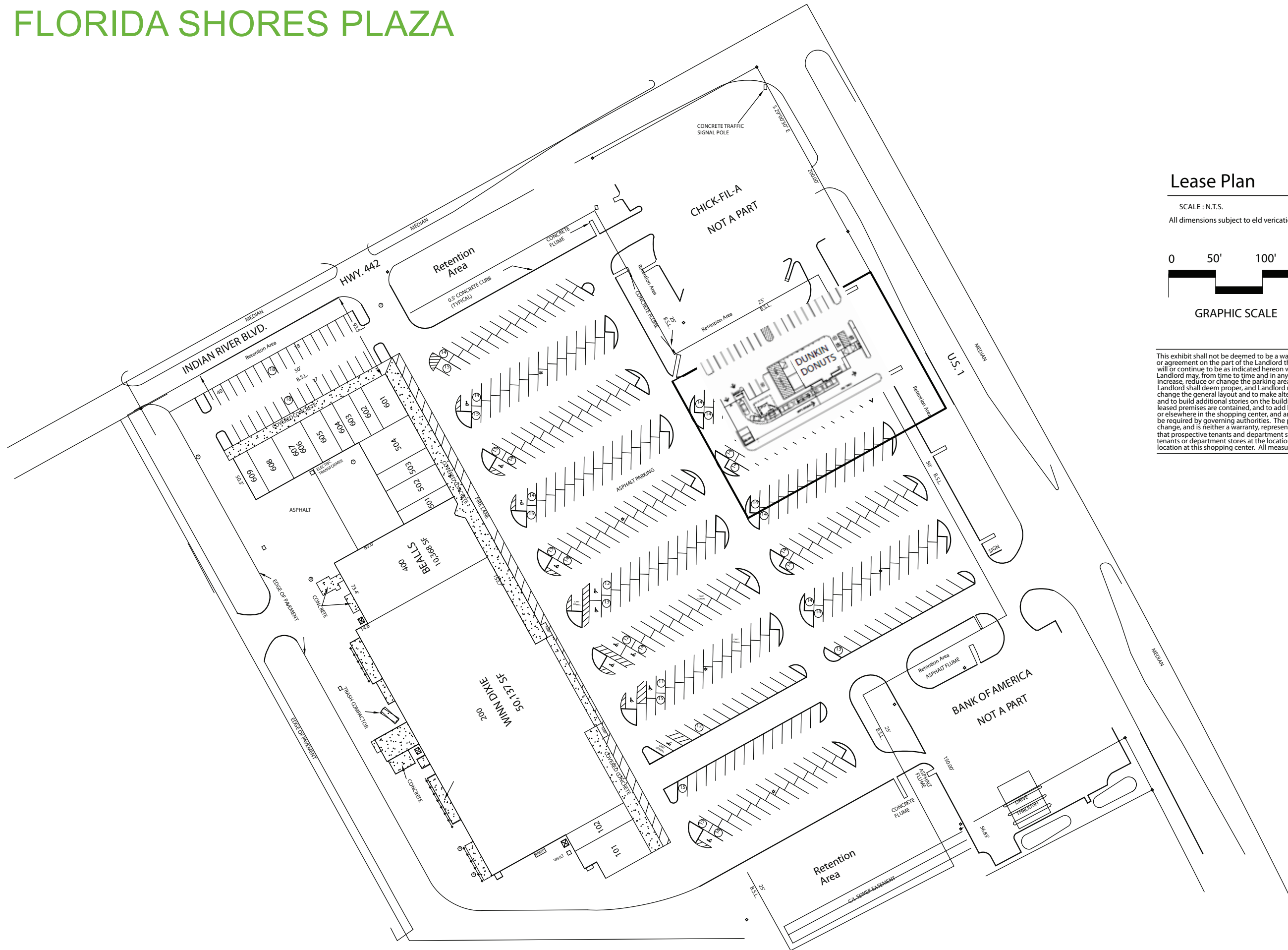
LEASING INQUIRIES

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Real Estate Potential. Realized.

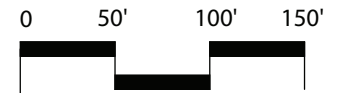
FLORIDA SHORES PLAZA



Lease Plan

SCALE: N.T.S.

All dimensions subject to field verification



GRAPHIC SCALE

This exhibit shall not be deemed to be a warranty, representation or agreement on the part of the Landlord that the shopping center will or continue to be as indicated hereon without change, and Landlord may, from time to time and in any manner whatsoever, increase, reduce or change the parking areas or common areas as Landlord shall deem proper, and Landlord reserves the right to change the general layout and to make alterations or additions to, and to build additional stories on the buildings in which the leased premises are contained, and to add buildings adjoining same or elsewhere in the shopping center, and any other changes as may be required by governing authorities. The plan is subject to change, and is neither a warranty, representation nor agreement that prospective tenants and department stores shown here will be tenants or department stores at the location shown or at any other location at this shopping center. All measurements must be field verified.