



ASHCO, INC.

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UNIVERSITY

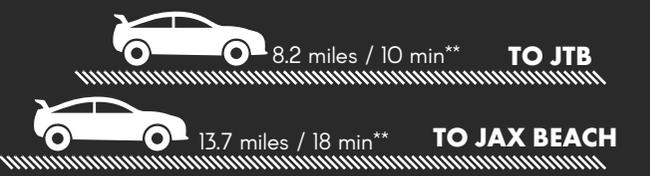
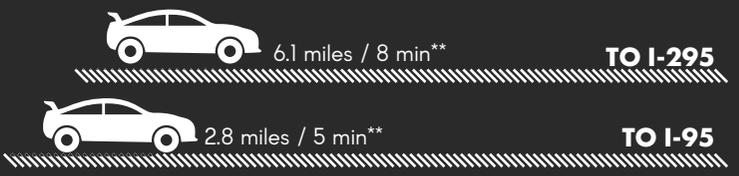
5730 University Blvd W
Jacksonville, FL 32216

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Located on University Blvd W. in between I-95 and Beach Blvd. University Blvd W. is a heavily commercialized corridor with several retail projects nearby including grocery stores such as Freshfield Farm, Harvey's Supermarkets and Save-a-lot. Approximately 1 mile north is the 418 bed Memorial Hospital and the Brooks Rehabilitation Hospital. This stand alone building offers over 390' feet of frontage on University Blvd. and access to Barnes Rd. S traffic signal via a rear internal road



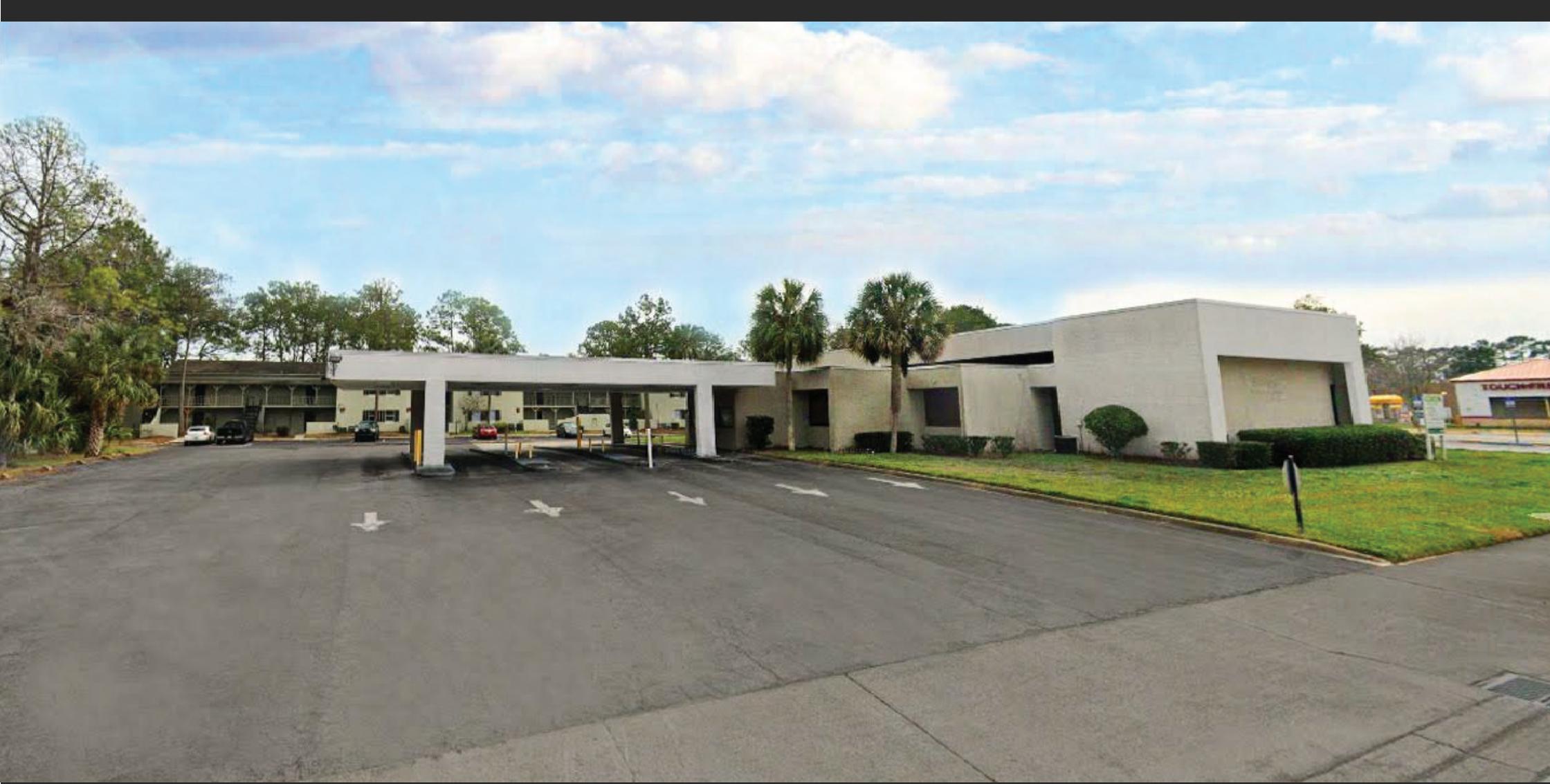


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University Boulevard West



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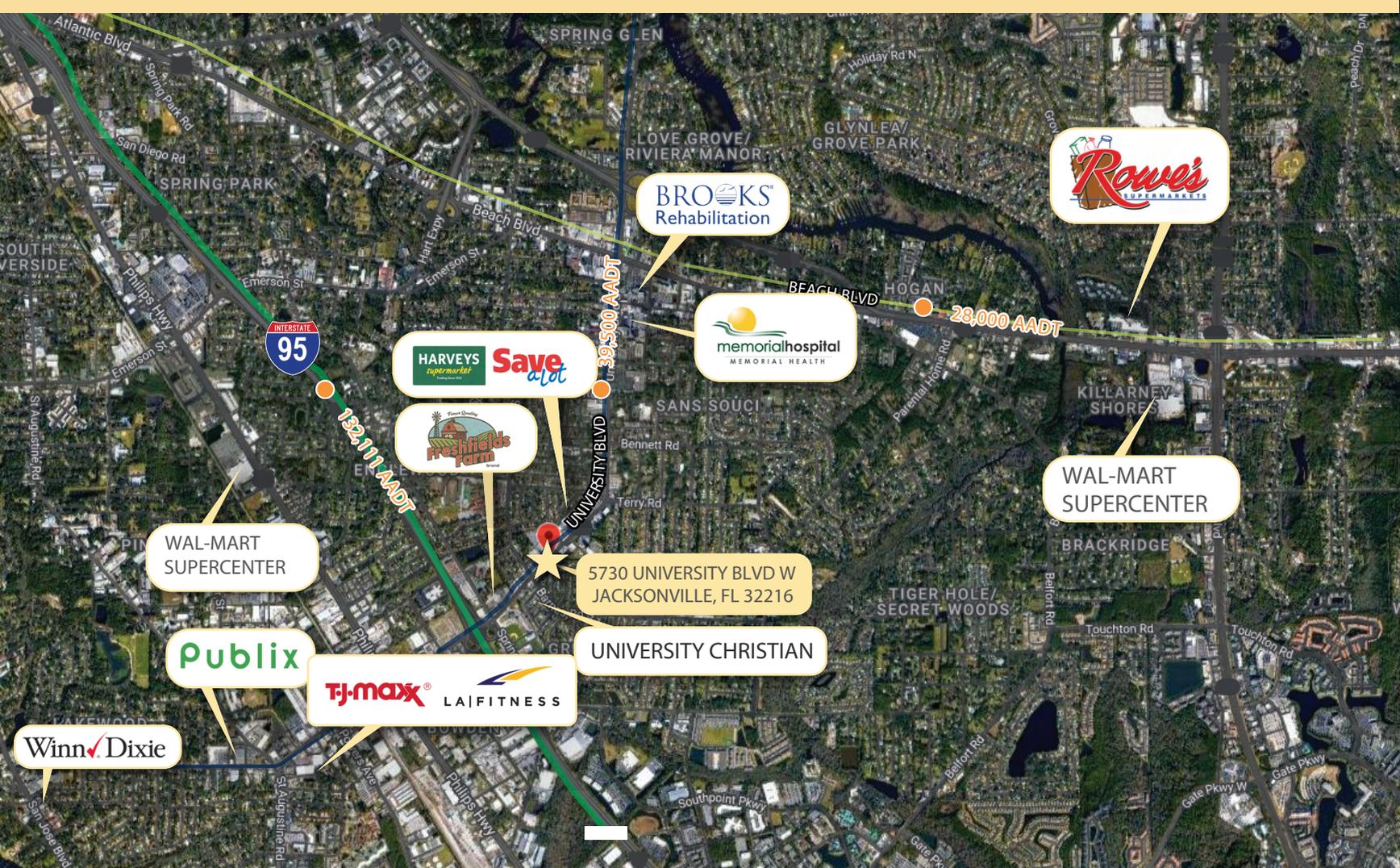


CLASS "A" OUTPARCEL IN SANS SOUCI W/ COMPLIMENTARY ANCHORS & NEIGHBORS

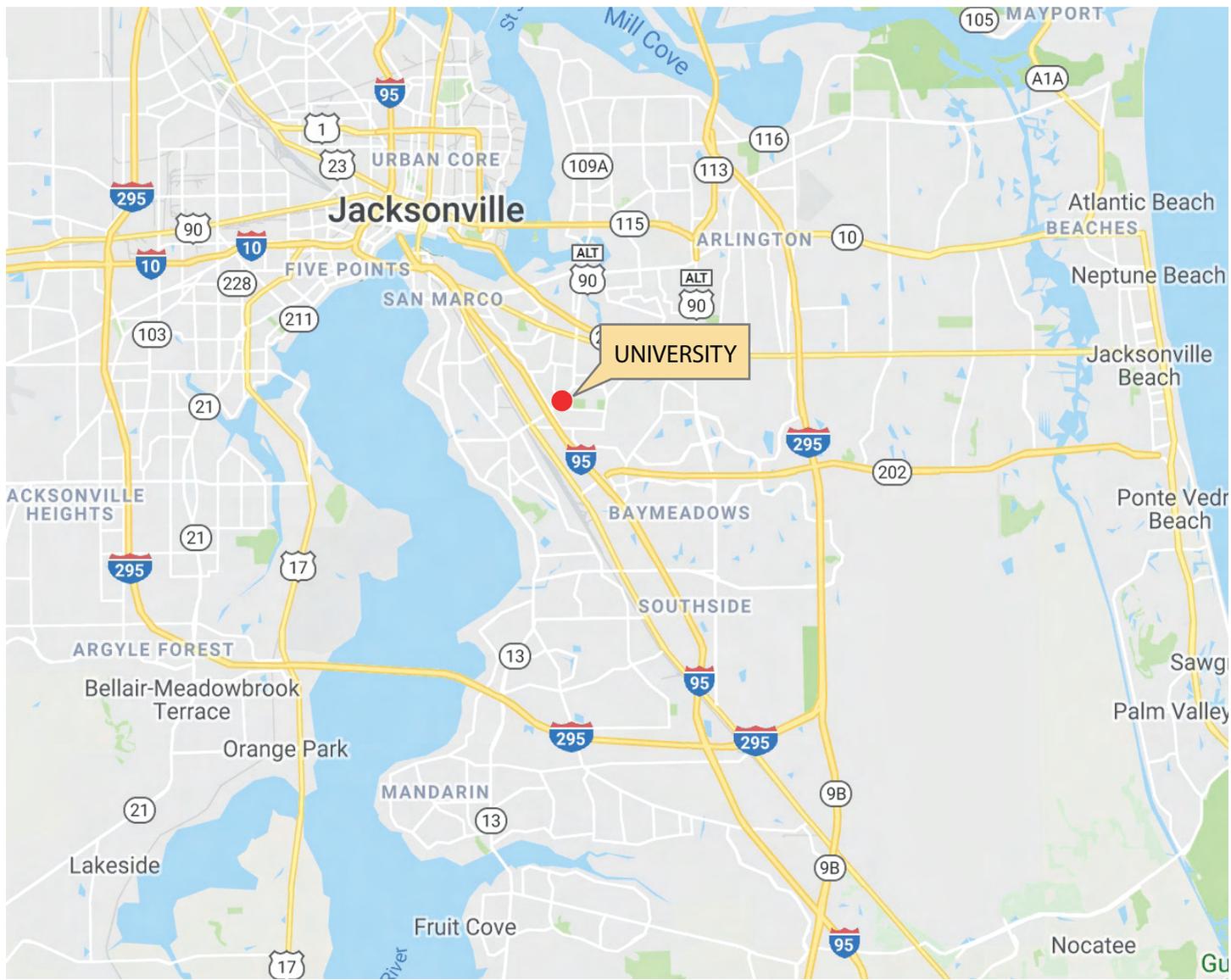


UNIVERSITY
CHRISTIAN SCHOOL





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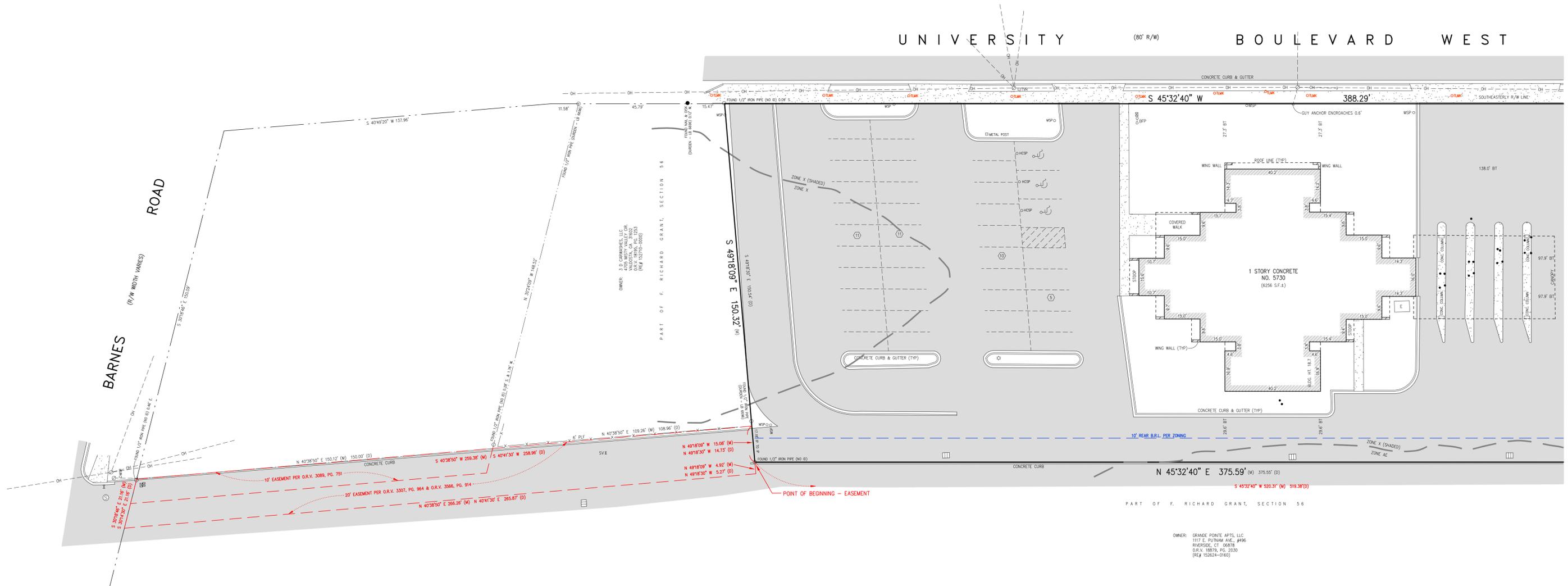
2023 Estimated Demographics	2 mile	3 miles	5 miles
Population	33,848	76,379	180,215
Median Age	41.2	39.7	37.0
Est. Population Growth Rate 2023-2028	1.39%	1.05%	1.21%
Average Household Income	\$53,747	\$64,300	\$65,266
Average Home Value	\$170,065	\$240,596	\$244,608

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ALTA/NSPS LAND TITLE SURVEY

Being in the City of Jacksonville and State of Florida, known and described as:
 A parcel of land in the F. Richard Grant, Section 56, Township 3 South, Range 27 East, Duval County, Florida.
 Date: September 10, 2021 prepared for: UNIVERSITY BLVD LLC Scale: 1" = 20'
 UNIVERSITY BLVD LLC

NOTE: SEE SHEET 1 OF 3 FOR LEGAL DESCRIPTION, CERTIFICATION, GENERAL NOTES, TITLE NOTES AND STATEMENT OF ENCROACHMENT. SEE SHEET 2 OF 3 FOR SURVEY MAP.



LEGEND:

- BOLLARDS ARE SHOWN THUS: •
- LIGHT POLES ARE SHOWN THUS: ○
- CONCRETE POWER POLE IS SHOWN THUS: ■
- WOOD POWER POLES ARE SHOWN THUS: ⊙
- WOOD POWER POLE WITH GUY WIRE & ANCHOR IS SHOWN THUS: ⊙—
- OVERHEAD POWER LINES ARE SHOWN THUS: —OH—OH—
- CONCRETE ELECTRIC TRANSFORMER PAD IS SHOWN THUS: E
- WATER METERS ARE SHOWN THUS: M
- WATER VALVES ARE SHOWN THUS: X
- SEWER VALVES ARE SHOWN THUS: svx
- SEWER MANHOLES ARE SHOWN THUS: S
- CATCH BASINS ARE SHOWN THUS: □
- FENCES ARE SHOWN THUS: —x—x—x—x—x—x—x—x—x—x—
- CONCRETE PAVEMENT IS SHOWN THUS: [Pattern]
- ASPHALT PAVEMENT IS SHOWN THUS: [Pattern]
- PARKING STRIPES ARE SHOWN THUS: [Pattern]
- HANDICAP PARKING IS SHOWN THUS: ♿
- PARKING COUNT IS SHOWN THUS: ①

ABBREVIATIONS
 BFP - BACKFLOW PREVENTER
 BLDG - BUILDING
 BRL - BUILDING RESTRICTION LINE
 BT - BUILDING FOOTING
 CONC - CONCRETE
 (D) - DEED
 ESM - EASEMENT
 HCSP - HANDICAP SIGN POLE
 HT - HEIGHT
 IP - IRON PIPE
 (M) - MEASURED
 MSP - METAL SIGN POLE
 O.R.V. - OPTICAL RECORDS VOLUME
 PG - PAGE
 P.F. - PLASTIC FENCE
 RE - REAL ESTATE NUMBER
 R/W - RIGHT OF WAY
 R/W - RIGHT OF WAY MAP
 S.F. - SQUARE FEET
 STP - STUMP
 TLMK - TELEPHONE MARKER
 TVE - CABLE TELEVISION RISER
 TYP - TYPICAL
 V.S. - VITREOUS CLAY
 W.F. - WOOD FENCE
 W.F.P. - WROUGHT IRON FENCE
 W.S.P. - WOOD SIGN POLE

