

SHAD LANDING

5285 Shad Road, Jacksonville FL, 32257



ASH
PROPERTIES



Shad Landing is a 62,900sf neighborhood retail center constructed in 2005 and serving the Mandarin submarket of Jacksonville. Located on Shad Road, just west of Philips Hwy (US1), the center offers retail/office/showroom space beginning at 1,000sf with contiguous space for tenants requiring greater square footage. Shad Landing primarily consists of two retail buildings and a tenant mix that includes Dollar General, a freestanding daycare, café, convenience store, cleaners, salon services and more.

Demographics	1 Mile	3 Mile	5 Mile
Total Population	3,012	74,373	152,311
Avg. Household Income	\$65,718	\$61,092	\$66,845
Number of Households	1,093	31,970	61,903

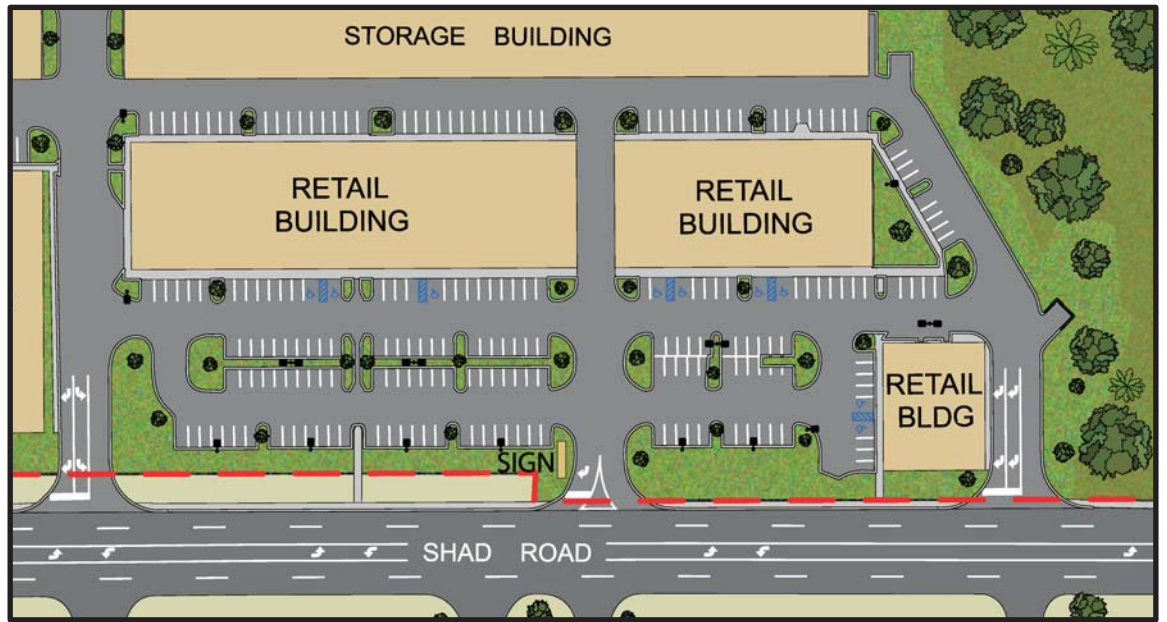
Annual Average Daily Traffic (AADT): Shad Road at Philips Hwy (US1) - 26,500



For Information, Please Call:
(904) 992-9000
Email: leasing@ashpropertiesinc.com



ASH
PROPERTIES



For Information, Please Call:
(904) 992-9000
Email: leasing@ashpropertiesinc.com

7880 GATE PARKWAY, SUITE 300, JACKSONVILLE, FLORIDA 32256 (904) 992-9000 FAX (904) 992-9389