

# SMD

Southern Management  
and Development, L.P.

## Gazebo Shopping Center

5566 Fort Caroline Road  
3533 - 3547 University Boulevard North  
Jacksonville, FL 32277

*Anchor Space Available*

Conveniently located on Fort Caroline Road,  
east of University Boulevard North

Average daily traffic count: 18,600

Gross leasable area: 79,734 Sq. Ft. (MOL)



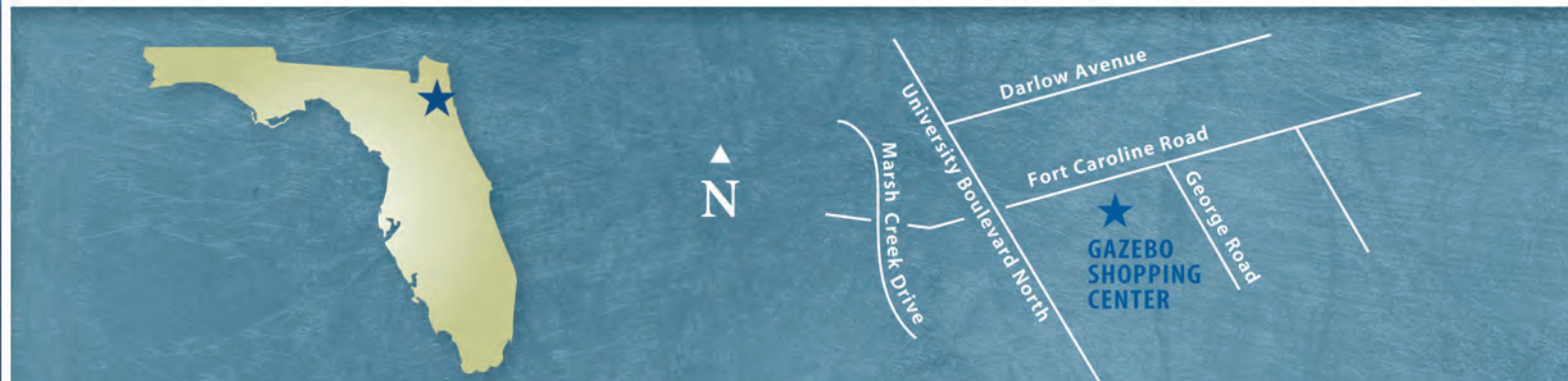
**CONTACT A LICENSED AGENT**

[smdproperty.com](http://smdproperty.com)

561.948.7100 F: 561.948.7120

800.570.3261

2300 NW Corporate Boulevard, Suite 135, Boca Raton, FL 33431



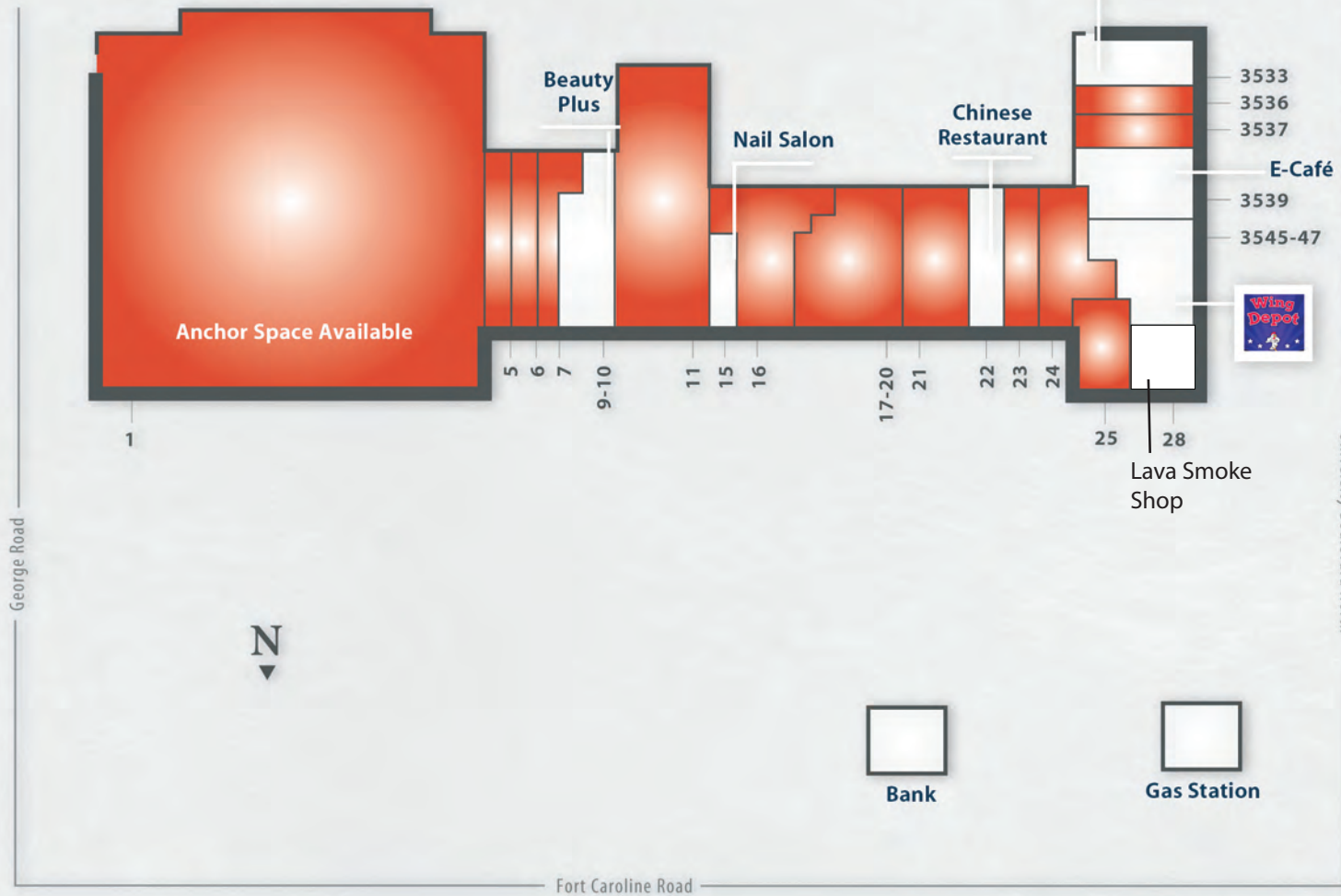
**CREATING VALUE**

*Southern Management and Development, L.P.*



# Gazebo Shopping Center

5566 Fort Caroline Road  
3533 - 3547 University Boulevard North  
Jacksonville, FL 32277



## DEMOGRAPHICS

DESCRIPTION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<b>Population</b>			
2023 Projection	13,157	67,729	165,262
2018 Estimate	12,377	64,873	158,545
2010 Census	11,200	61,586	150,499
2000 Census	11,283	64,371	155,610
<b>Population by race</b>			
White	48.27%	47.16%	43.81%
Black   African American	42.51%	43.30%	47.27%
Hispanic   Other	9.22%	9.54%	8.92%
<b>2018 Estimate</b>			
Average HH Income	\$53,220.81	\$56,707.10	\$54,236.49
<b>2018 Estimate</b>			
Median HH Income	\$38,984.76	\$42,372.10	\$37,947.38
<b>2015 Estimate</b>			
Median Age	31.30	35.62	36.07

## LEGEND

### 5566 Fort Caroline Road

UNIT	TENANT	SQ.FT.
1	Available	34,400
5	Available	2,000
6	Available	1,520
7	Available	3,400
9-10	Beauty Plus	3,600
11	Available	7,000

15	Nail Salon	975
16	Available	2,796
17-20	Available	4,240
21	Available	2,700
22	Chinese Restaurant	1,360
23	Available	1,600
24	Available	1,508
25	Available	1,740
28	Lava Smoke Shop	1,225

### 3533 - 3547 University Boulevard North

UNIT	TENANT	SQ.FT.
3545-47	Wing Depot	2,975
3539	E-Café	2,535
3537	Available	1,300
3536	Available	1,040
3533	Dry Cleaners	1,820