

**Available For Lease - Retail Space**  
**21,603 SF and 7,000 SF**  
**Plus Ouparcel Site - Will Build to Suit**  
**Beach Boulevard Shopping Center • Jacksonville, Florida**



**HIGHLIGHTS TO CONSIDER**

- Major Anchor Tenants Creates Lots of Retail Traffic and Repeat Business Opportunities
- High Traffic Location 75,000+/- Cars Daily
- Excellent Ingress, Egress & Lots of Parking
- Strong Commercial Retail Corridor
- Densely Populated Residential Support
- Signalized Intersection at Beach Boulevard and Parental Home Road & Hogan and Parental Home
- 75,500+/- People within 3-Mile Radius
- 195,310+/- People within 5-Mile Radius
- Average HH Income \$59,555 3-Miles
- Average HH Income \$66,623 5-Miles

**For Further Information, Please Contact: Barry J. Goldstein, President**  
**GOLDSTEIN COMMERCIAL PROPERTIES, INC.**

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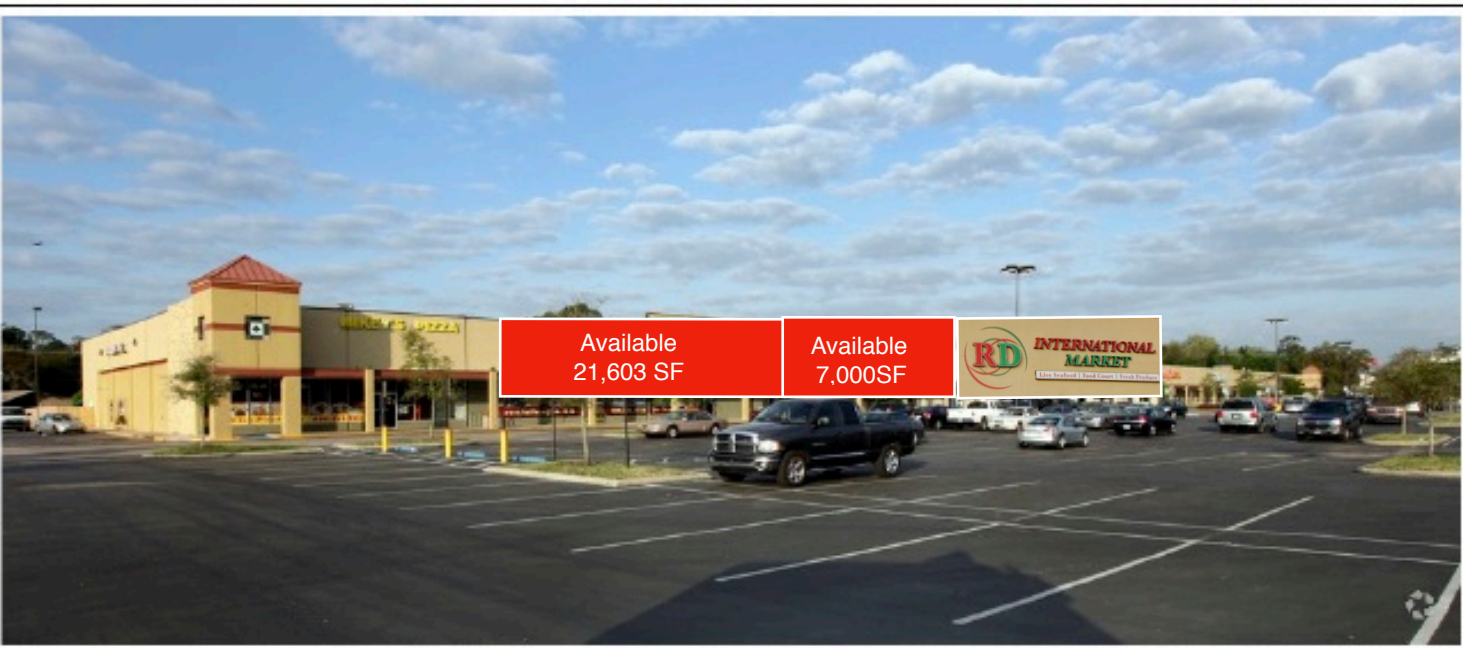
NOW OPEN - RD INTERNATIONAL FOOD MARKET - 50,000 Square Feet with a 10 Vendor Food Court within the space, offering a variety of international and Asian style food. One of the largest of its kind in Florida offering the largest assortments of international food staples and seafood including live fish tanks for the freshest of seafood, crabs, lobster etc.



Citi Trends is a value-priced retailer of urban fashion apparel, shoes, accessories and home décor for the entire family. Their merchandise offerings are designed to appeal to the preferences of fashion & value customers. Citi Trends provides merchandise at discounts to department and specialty stores regular prices of 20% to 70%. Citi Trends buyers source merchandise from over 1,800 vendors to deliver quality fashion product at outstanding value for their customers. In May 2005, Citi Trends became a publicly traded company on the Nasdaq exchange with the symbol CTRN. Citi Trends headquarters are located in Savannah, Georgia and have one distribution center in Darlington, South Carolina and another in Roland, Oklahoma. They have buying offices in New York City and Los Angeles. They currently operate 600 stores in 33 states, employing approximately 5,600 people.



River City Science Academy (RCSA) is a Tuition Free Science, Technology, Engineering and Math (STEM) focus, Duval County Public Charter School located in Jacksonville. RCSA provides strong academics and college bound programs in addition to after school programs. RCSA is one of the most successful charter schools in Florida. RCSA is recognized as High Performing Charter School by Florida Department of Education (FLDOE). RCSA has five charter school campuses in operation and serves the students of Duval County. They have been recognized as one of the top charter schools in Duval County on many occasions by the Superintendent, Board Members and the charter school office of the Duval County Public Schools since its opening. They are the first charter school in Duval County to receive an "A" grade for two consecutive years as well as making 100% AYP in DCPS charter school history. Currently this campus offers education for grades K through 5th with an estimated enrollment of over 500 students.



# BEACH BOULEVARD SHOPPING CENTER

PART OF LOTS 1 AND 2, HOGAN PARK, AS RECORDED IN PLAT BOOK 6, PAGE 98  
OF THE CURRENT PUBLIC RECORDS OF DIVAL COUNTY, FLORIDA.

1980 UNIONPORT ASSOCIATES, LLC



DATE: 9-20-17

SHEET 2 OF 2

 ENTRY & EXIT POINTS TO SHOPPING CENTER

