

Cedar Hills

SPACE	TENANT	SF
IANC	WINN DIXIE	61,424
2ANC	DOLLAR TREE STORE	18,000
3ANC	BEALL'S OUTLET	15,000
S SECTION	S SECTION	S SECTION
A	VACANT	3,300
B	VACANT	1,289
C	CHECK N' GO	1,150
D	TLC & CO. SALON	1,250
E	BEAUTY MAX	6,000
F	VACANT	1546
G	THRIFT CENTER	23,291
H	DCI BIOLOGICALS	11,737
J	WELLS FARGO	1,809
K	JAX SHERIFF'S OFFICE	3,078
L	SMILECARE DENTAL	4,003
M	VACANT	3,541
N	VACANT	2,862
O	VACANT	7,685
P	AARON RENTS	6,006
Q	JOLLY'S REEF SHACK	4,342
R	DOTS	5,841
S	VACANT	5,593
SZOP1	BAILEY'S GYM	11,242
SZOP2	COUNTRY CABIN	3,237
N SECTION	N SECTION	N SECTION
A	LITTLE CAESAR'S	1,050
B	MY NAILS	1,050
C	H&R BLOCK	2,400
D	GLADWELL'S FLORIST	2,400
E	RAINBOW FASHIONS	6,000
F	GOLDEN CHOPSTICK	1,680
G	FRENCH NOVELTY	2,800
H	JACKSONVILLE TAX	5,420
NZOP1	VACANT	7,814
TOTAL		235,494



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VICTORY
 REAL ESTATE INVESTMENTS
 240 BROOKSTONE CENTRE PARKWAY
 COLUMBUS, GA 31904

COMMUNITY CENTER

3520-3794 BLANDING BLVD
 JACKSONVILLE, FL
 (NORTHWEST CORNER OF WILSON BLVD
 & BLANDING BLVD)

DUVAL COUNTY

CENTER SIZE: 235,494
 TOTAL STORES: 30
 TRAFFIC COUNT: 38,311 CARS/DAY

ANCHOR STORES: WINN DIXIE, DOLLAR
 TREE, BEALL'S OUTLET

PARCELS AVAILABLE: 1

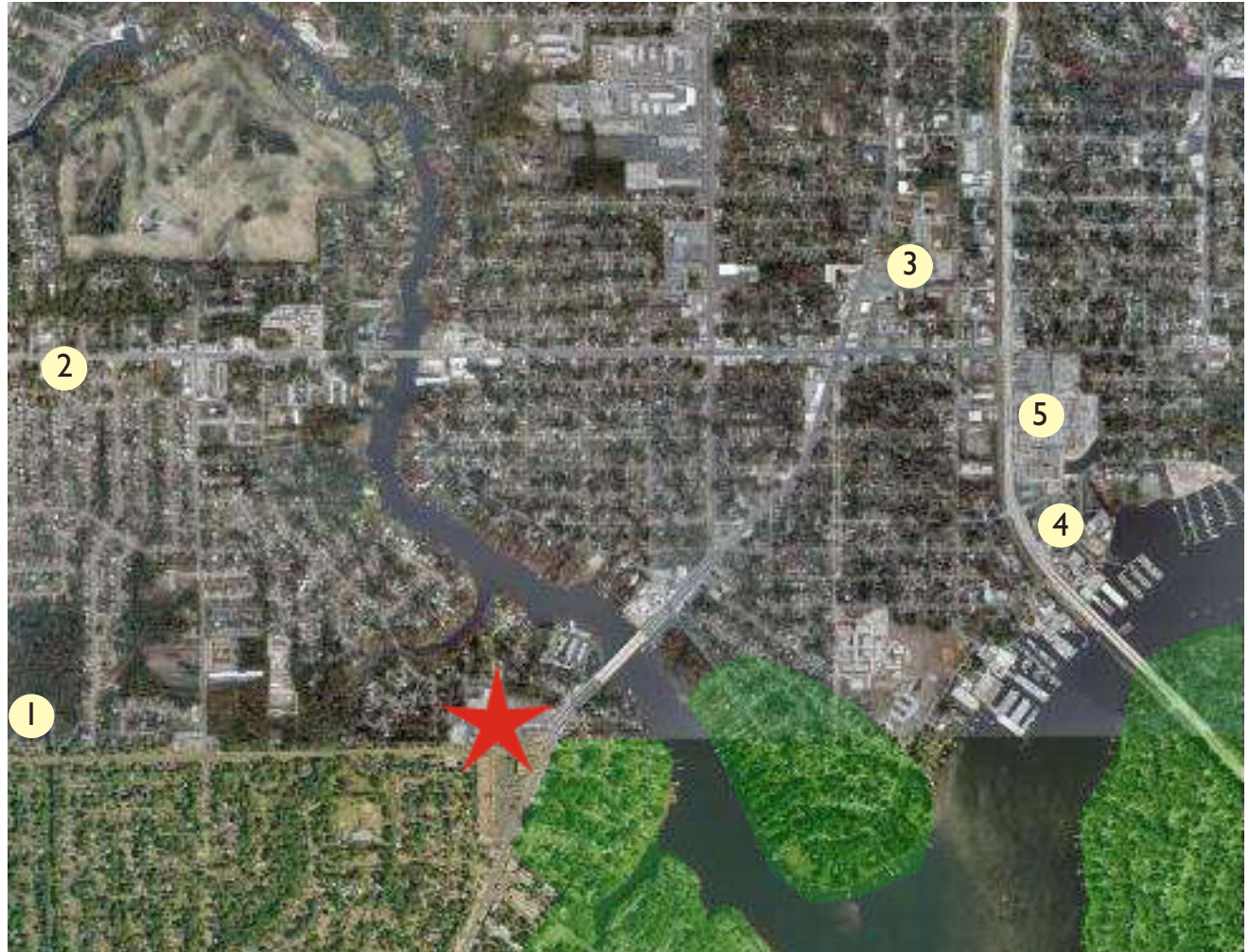
DEMOGRAPHICS

THREE MILE

POPULATION: 80,370
 AVG. HOUSEHOLDS: 32,179
 AVERAGE INCOME: \$57,761
 AVERAGE AGE: 35

FIVE MILE

POPULATION: 159,346
 AVERAGE HOUSEHOLDS: 62,442
 AVERAGE INCOME: \$53,665
 AVERAGE AGE: 35



★	CEDAR HILLS	4	BANK OF AMERICA
1	FOOD LION, DOLLAR GENERAL	5	ROOSEVELT SQUARE - PUBLIX, STEINMART, CATO, CURVES, CVS,
2	FAMILY DOLLAR		MOE'S, STARBUCKS, RACK ROOM SHOES, RADIO SHACK
3	SAV-A-LOT, ADVANCE AMERICA		GREEN DENOTES HIGH INCOME HOUSING