

# Cedar Hills

STREET #	SPACE	TENANT	SF
3780	1	VACANT	3,300
3776	2	CHECK N' GO	1,150
3772	3	TLC & CO. SALON	1,250
	4	VACANT	1,289
3764	5	VACANT	7,546
3752	6	THRIFT CENTER	23,291
3740-3744	7	DCI BIOLOGICALS	11,737
3734	9	WELLS FARGO	1,809
3720-3730	10	JAX SHERIFF'S OFFICE	3,078
3706	13	SMILECARE DENTAL	4,003
3644	14	VACANT	3,541
3636	15	DOLLAR TREE STORE	18,000
3626	16	VACANT	2,862
3620	17	VACANT	7,685
3614	18	AARON RENTS	6,006
3610	19	JOLLY'S REEF SHACK	4,342
3608	20	DOTS	5,841
3606	20B	VACANT	5,593
5975-11	21	LITTLE CAESAR'S	1,050
5975-10	21A	MY NAILS	1,050
5975-9	22	H&R BLOCK	2,400
5975-7	23	GLADWELL'S FLORIST	2,400
5975-1	24	RAINBOW FASHIONS	6,000
3566	25	BEALL'S OUTLET	15,000
3566-2	25A	VACANT	1,680
3538	26	WINN DIXIE	61,424
3520-4	28	FRENCH NOVELTY	2,800
3520-2&3	29	JACKSONVILLE TAX	5,420
3794	33	BAILEY'S GYM	11,242
3646	34	COUNTRY CABIN	3,237
	TOTAL		235,494



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LEASING AGENT: ALLEN GORDON  
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PROPERTY MANAGER: ROBERTA McCARDLE  
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**VICTORY**  
REAL ESTATE INVESTMENTS  
240 BROOKSTONE CENTRE PARKWAY  
COLUMBUS, GA 31904

## COMMUNITY CENTER

3538-3646 BLANDING BLVD  
 JACKSONVILLE, FL  
 (NORTHWEST CORNER OF WILSON BLVD  
 & BLANDING BLVD)

DUVAL COUNTY

CENTER SIZE: 235,494  
 TOTAL STORES: 23  
 TRAFFIC COUNT: 38,311 CARS/DAY

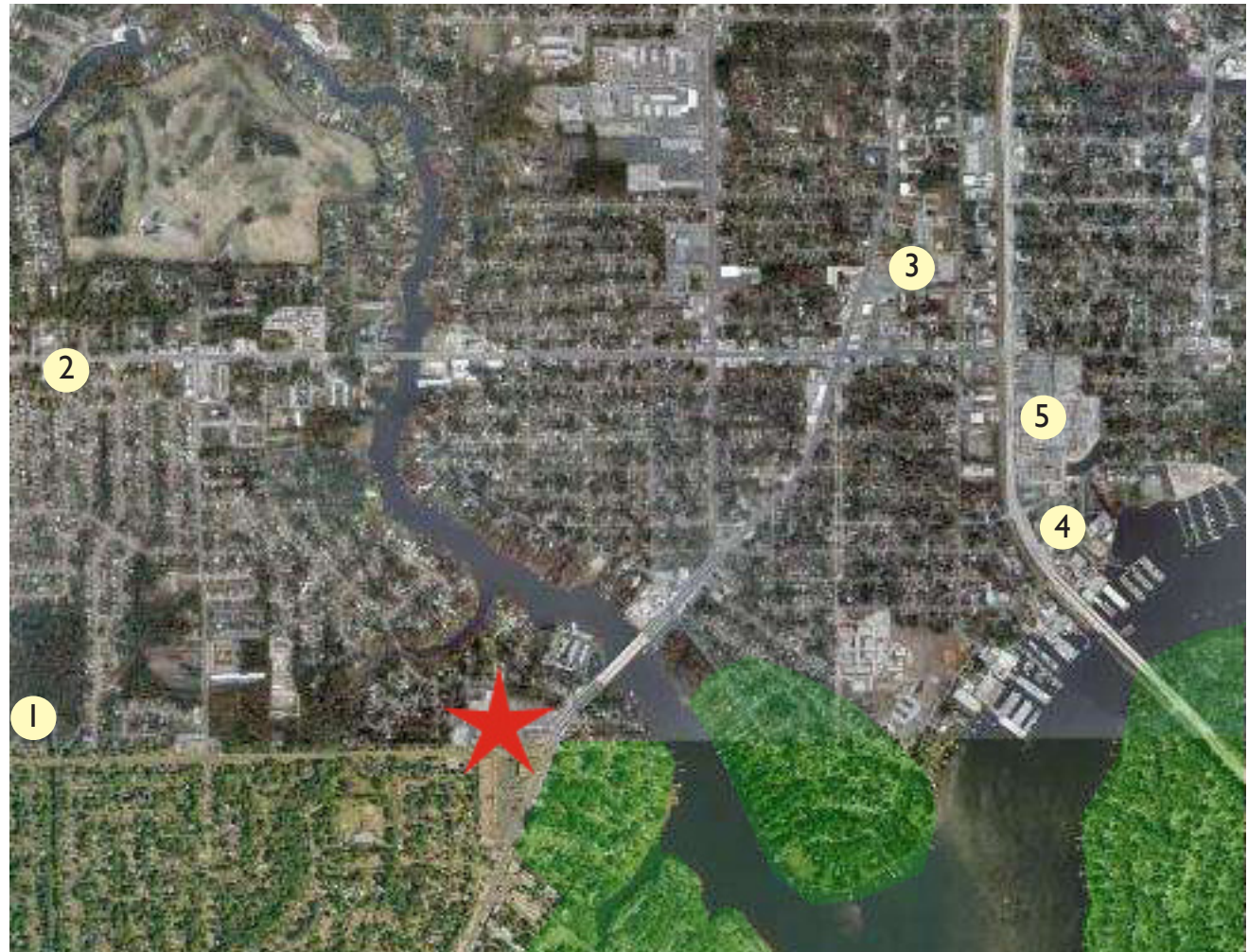
ANCHOR STORES: WINN DIXIE, DOLLAR  
 TREE, BEALL'S OUTLET

PARCELS AVAILABLE: 1  
 SPACES AVAILABLE: 8  
 SF AVAILABLE: FROM 1,166 TO 7,685 SF

### 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