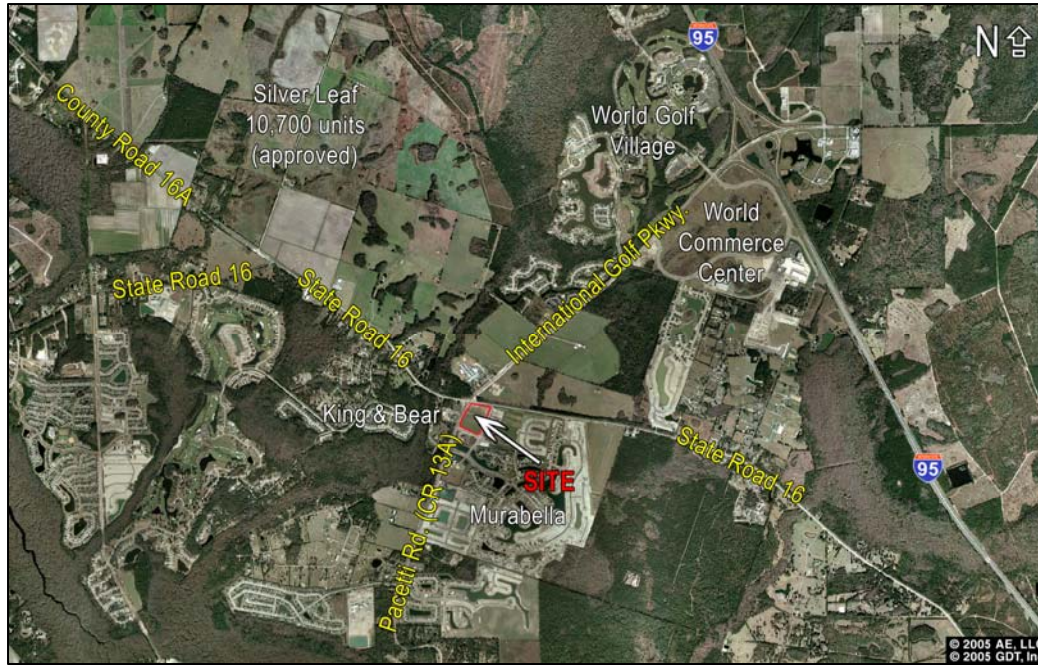


FOR LEASE

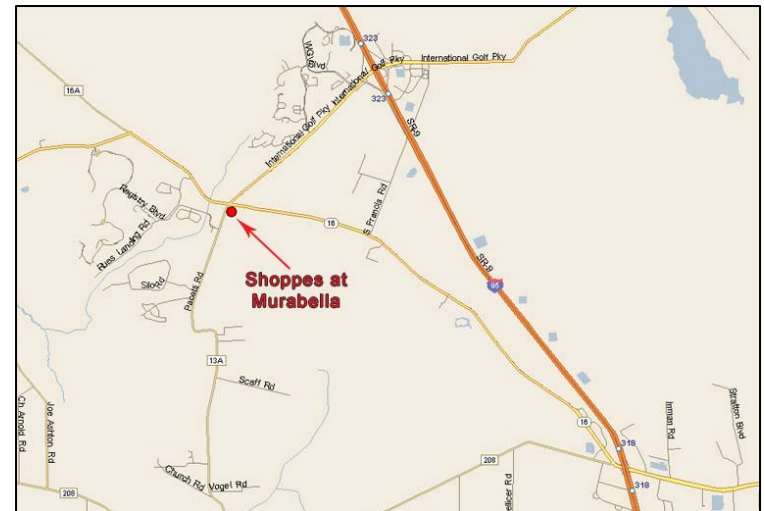
THE SHOPPES AT MURABELLA ST. JOHNS COUNTY, FLORIDA



PROPERTY HIGHLIGHTS

- Strategically located at the southeast corner of SR 16 and Pacetti Rd. (CR 13A).
- 54,400 sq. ft. Publix anchor.
- Spaces available from 975 sq. ft.
- 22,255 units approved in the trade area.
- Located at a signalized intersection.

This information contained herein has been gathered from sources deemed reliable. Interested parties should verify all information independently. This is subject to withdrawal, prior sale, errors or omissions, changes in price and terms, all without notice.



A Joint Venture of:



For Further Information Contact:
Peter Fraser
Hallmark Partners, Inc.
retail@hallmarkpartners.com
(904) 363-9002



Silver Leaf
10,700 units
(approved)

World Golf
Village

World
Commerce
Center

County Road 16A

State Road 16

State Road 16

International Golf Pkwy.

State Road 16

King & Bear

SITE
Murabella

Pacetti Rd. (CR 13A)

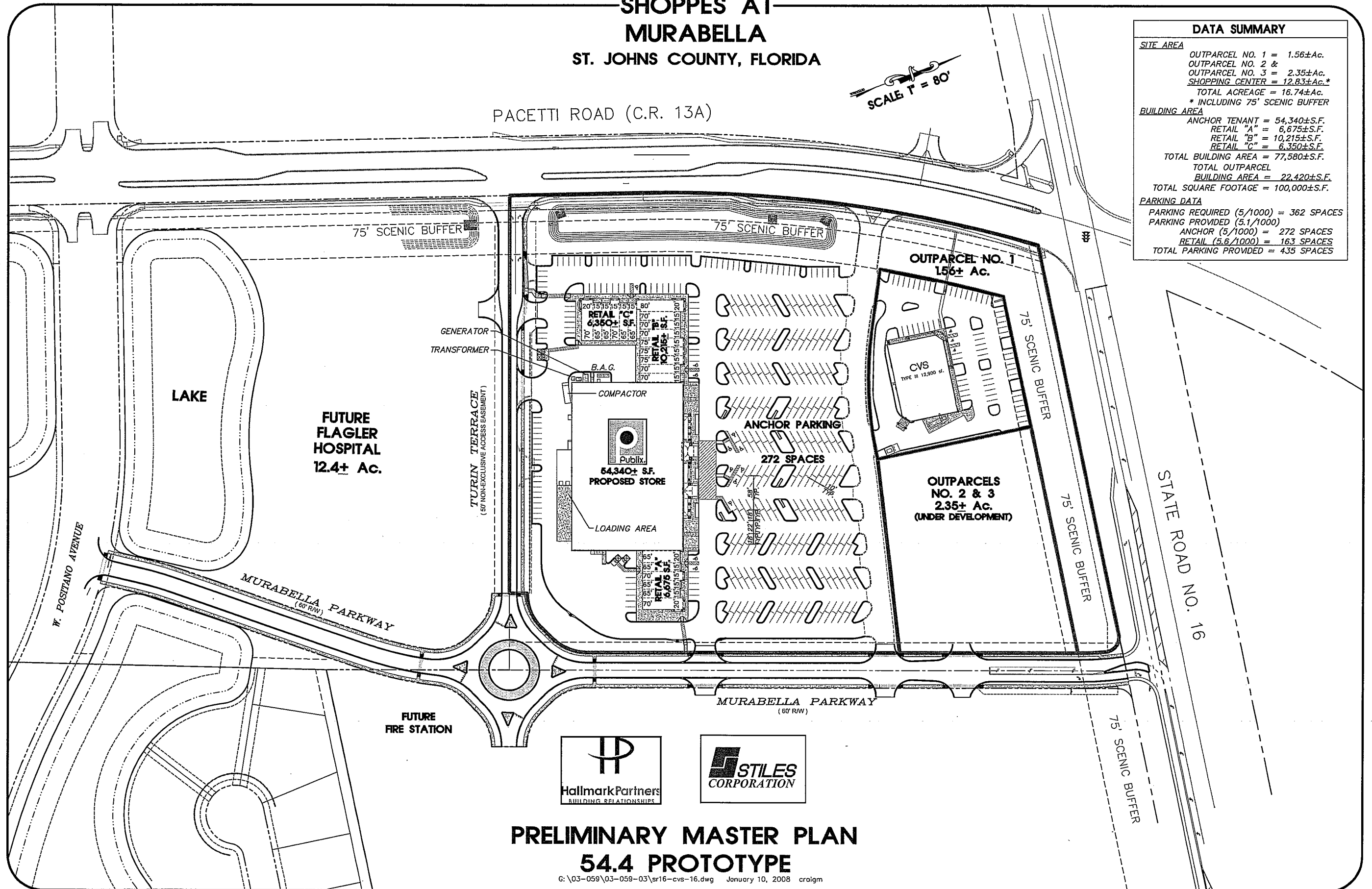


**SHOPPES AT
MURABELLA**
ST. JOHNS COUNTY, FLORIDA

PACETTI ROAD (C.R. 13A)

SCALE T = 80'

DATA SUMMARY	
SITE AREA	
OUTPARCEL NO. 1	= 1.56±Ac.
OUTPARCEL NO. 2 & OUTPARCEL NO. 3	= 2.35±Ac.
SHOPPING CENTER	= 12.83±Ac.*
TOTAL ACREAGE	= 16.74±Ac.
* INCLUDING 75' SCENIC BUFFER	
BUILDING AREA	
ANCHOR TENANT	= 54,340±S.F.
RETAIL "A"	= 6,675±S.F.
RETAIL "B"	= 10,215±S.F.
RETAIL "C"	= 6,350±S.F.
TOTAL BUILDING AREA	= 77,580±S.F.
TOTAL OUTPARCEL BUILDING AREA	= 22,420±S.F.
TOTAL SQUARE FOOTAGE	= 100,000±S.F.
PARKING DATA	
PARKING REQUIRED (5/1000)	= 362 SPACES
PARKING PROVIDED (5.1/1000)	
ANCHOR (5/1000)	= 272 SPACES
RETAIL (5.6/1000)	= 163 SPACES
TOTAL PARKING PROVIDED	= 435 SPACES



**PRELIMINARY MASTER PLAN
54.4 PROTOTYPE**

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