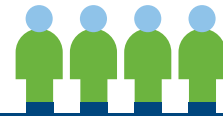




FLORIDA SHORES PLAZA

Edgewater, Florida

Florida Shores Plaza is located in Volusia County on the southwest corner of South Ridgewood Avenue (US Hwy 1) and Indian River Boulevard just a few miles east of Interstate 95.



48,151

POPULATION

Total Trade Area

CENTER PROFILE

Total Square Feet	79,605
Number of Stores/Services	16
Number of Levels	1
Number of Parking Spaces	483

MAJOR TENANTS

Winn Dixie	50,137 SF
Bealls Outlet	10,368 SF

MARKET DEMOGRAPHICS

3 Mile

Population	30,504
Number of Households	13,422
Average Household Income	\$66,851

5 Mile

Population	48,151
Number of Households	21,891
Average Household Income	\$70,815

10 Mile

Population	72,588
Number of Households	33,026
Average Household Income	\$76,207

Daily Vehicle Count

S. Ridgewood Avenue (US 1)	29,000
Indian River Blvd (HWY 442)	19,000



FLORIDA SHORES PLAZA
1816-1850 S Ridgewood Avenue
Edgewater, FL 32141

FLORIDA SHORES PLAZA

TENANT LIST

WIRELESS & CELLULAR SERVICES

Alliance Mobile AT&T	606/07
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RESTAURANT/FOOD

China Wok	602
Domino's Pizza	503
Dunkin Donuts	OP-1
Royal Sushi Grill & Thai	601
Subway	603

LIQUOR

Big B Liquors	504
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SERVICES

AB Nails, Lashes & Brows	604
Advance America Cash Advance	102
Great Clips	605
H&R Block	502
LabCorp	101
Safe Ship	608
Salty Pawz Grooming	609

MAJOR TENANTS

Bealls Outlet	400
Winn Dixie	200



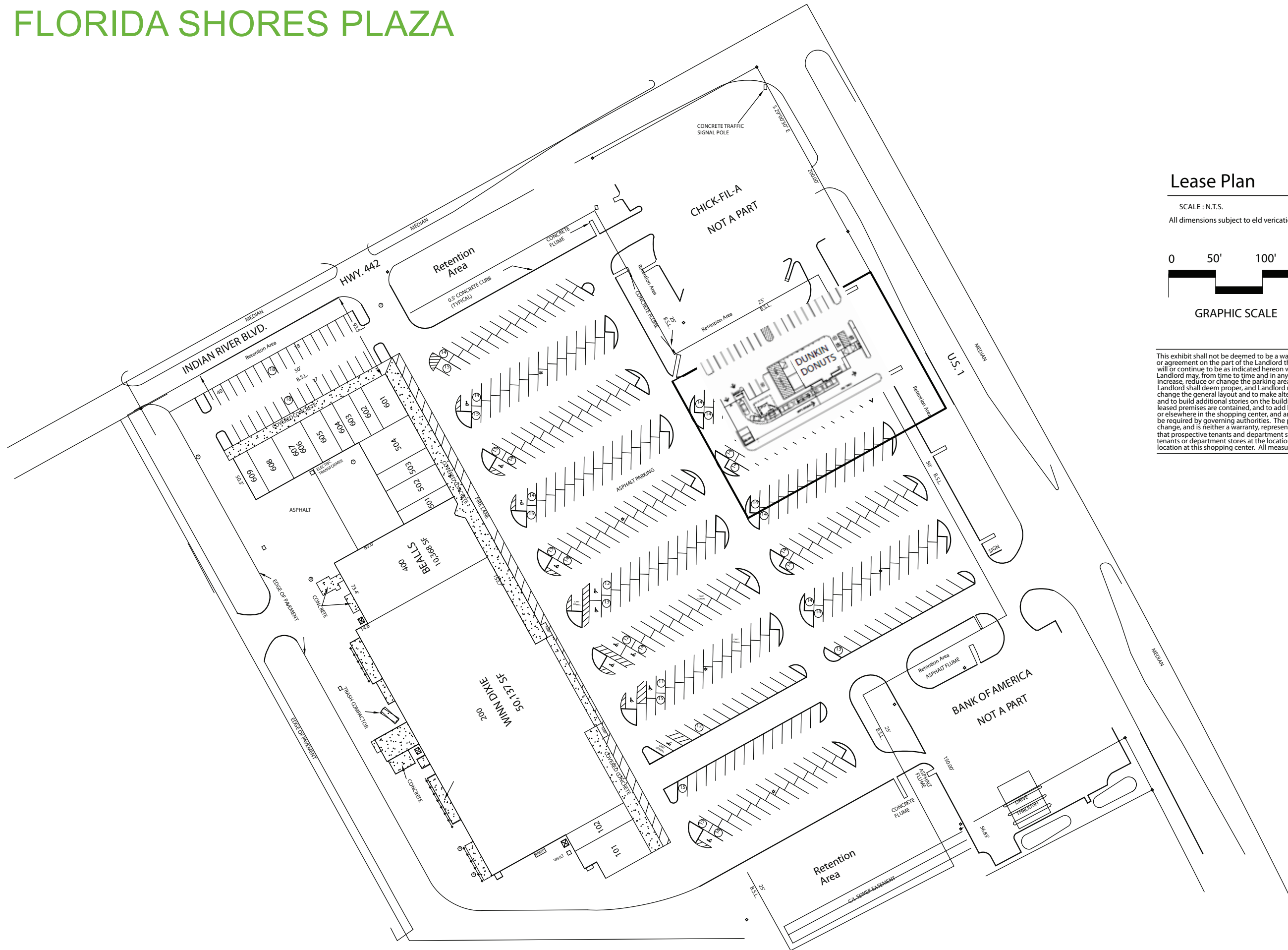
LEASING INQUIRIES

Morguard Management Company Inc.
6305 Airline Drive, Metairie, LA 70003
Phone 352-575-8657
Amanda Punch-Gill Apunchgill@morguard.com
morguard.com



Real Estate Potential. Realized.

FLORIDA SHORES PLAZA



Lease Plan

SCALE: N.T.S.

All dimensions subject to field verification



0 50' 100' 150'



GRAPHIC SCALE

This exhibit shall not be deemed to be a warranty, representation or agreement on the part of the Landlord that the shopping center will or continue to be as indicated hereon without change, and Landlord may, from time to time and in any manner whatsoever, increase, reduce or change the parking areas or common areas as Landlord shall deem proper, and Landlord reserves the right to change the general layout and to make alterations or additions to, and to build additional stories on the buildings in which the leased premises are contained, and to add buildings adjoining same or elsewhere in the shopping center, and any other changes as may be required by governing authorities. The plan is subject to change, and is neither a warranty, representation nor agreement that prospective tenants and department stores shown here will be tenants or department stores at the location shown or at any other location at this shopping center. All measurements must be field verified.