

FOR LEASE

CARRIE PLAZA

10400 San Jose Boulevard, Jacksonville, FL 32257

LOCATED AT A
LIGHTED INTERSECTION



±1,716 SF SPACE COMING AVAILABLE 7/31/26

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

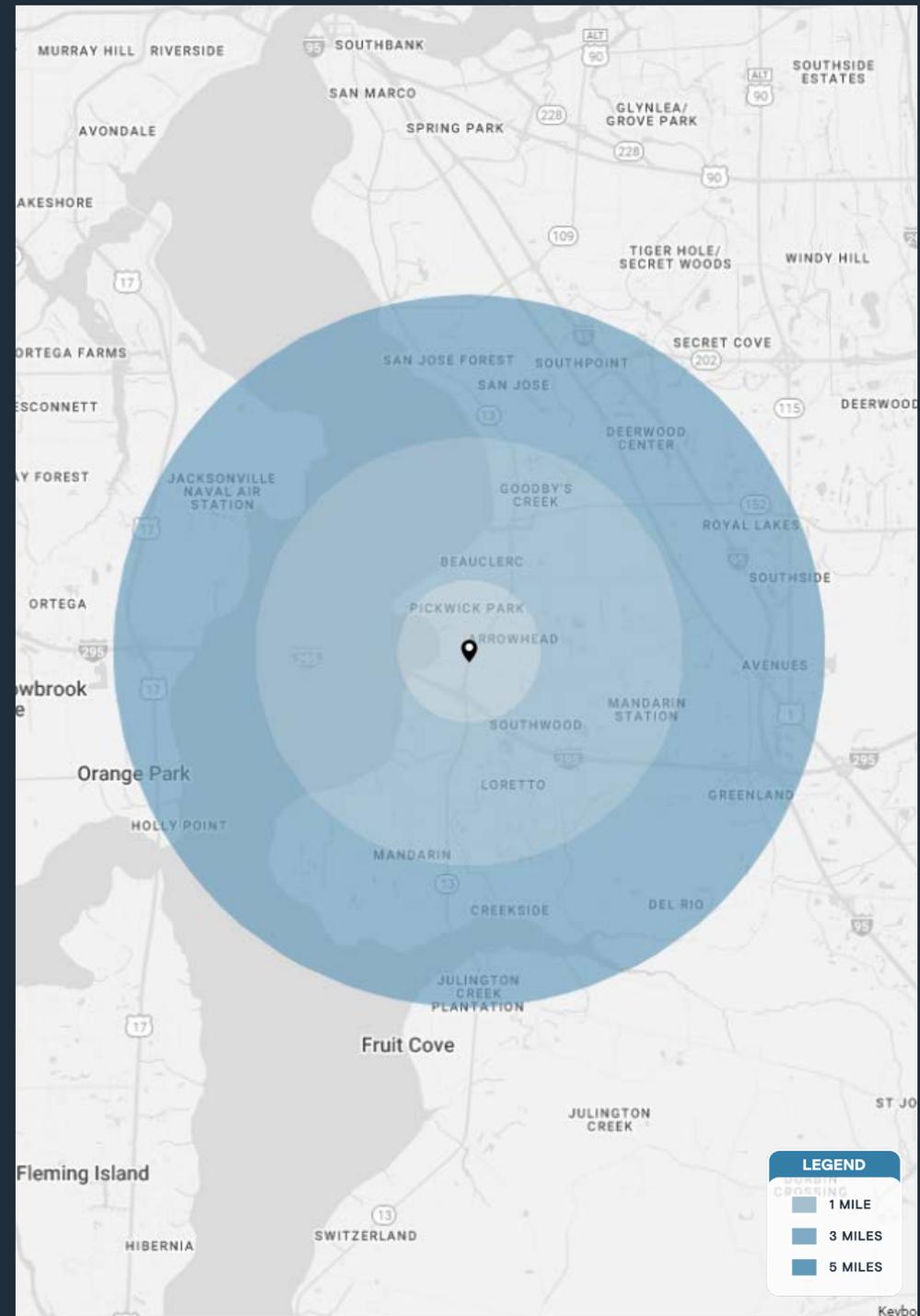
HIGHLIGHTS

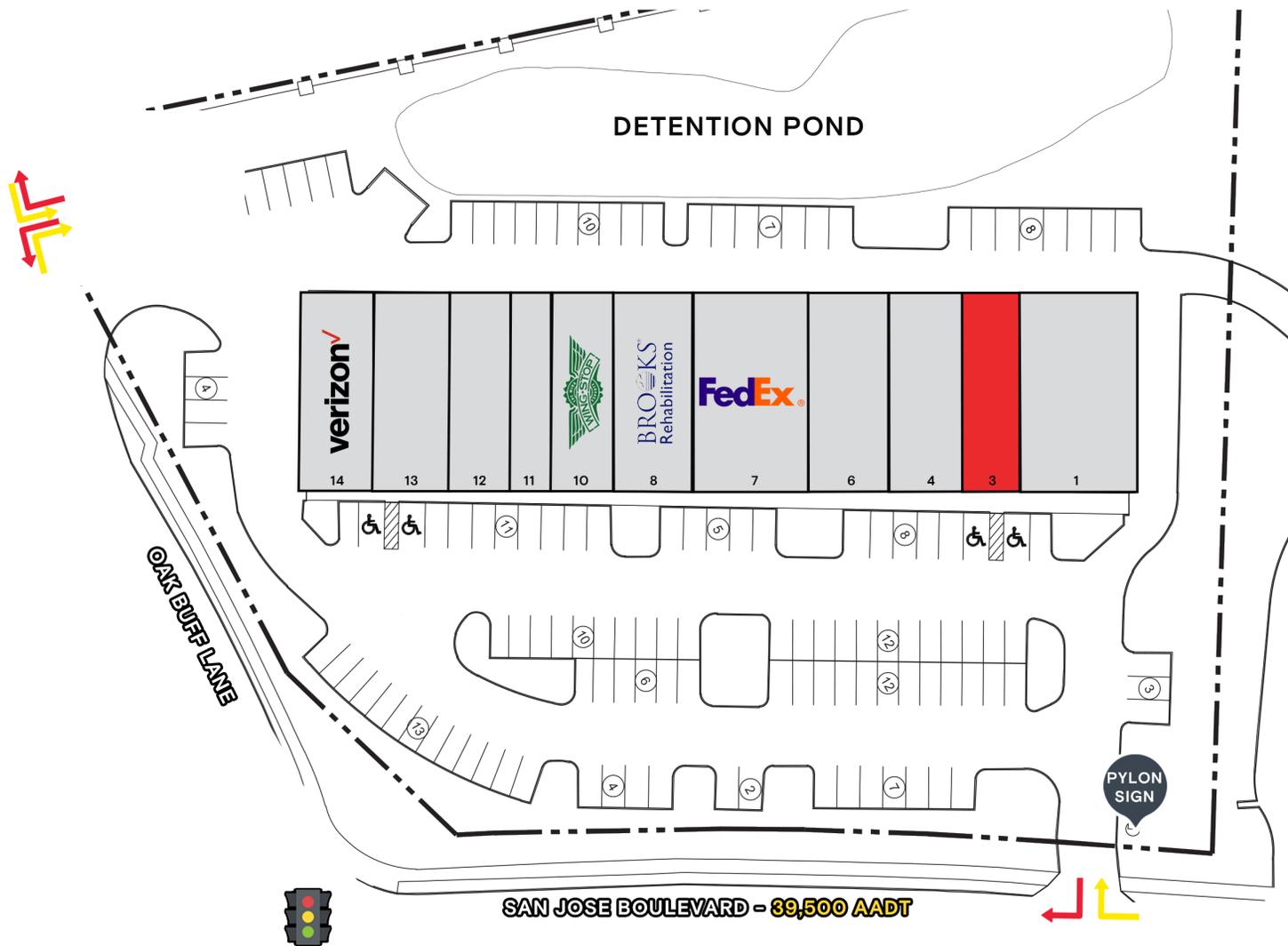
- For Lease: ±1,716 SF coming available 7/31/26
- Located at a lighted intersection
- Approximately 0.6 miles from Interstate 295
- Average household income within a 1 mile radius is \$133,180
- Located in one of the most affluent communities in Jacksonville
- The Bolles School is 4.8 miles from the plaza with an estimated 1,765 students

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	8,669	60,658	135,396
HOUSEHOLDS	3,585	25,327	56,055
EMPLOYEES	4,741	20,080	108,614
AVERAGE HH INCOME	\$129,679	\$109,649	\$107,016

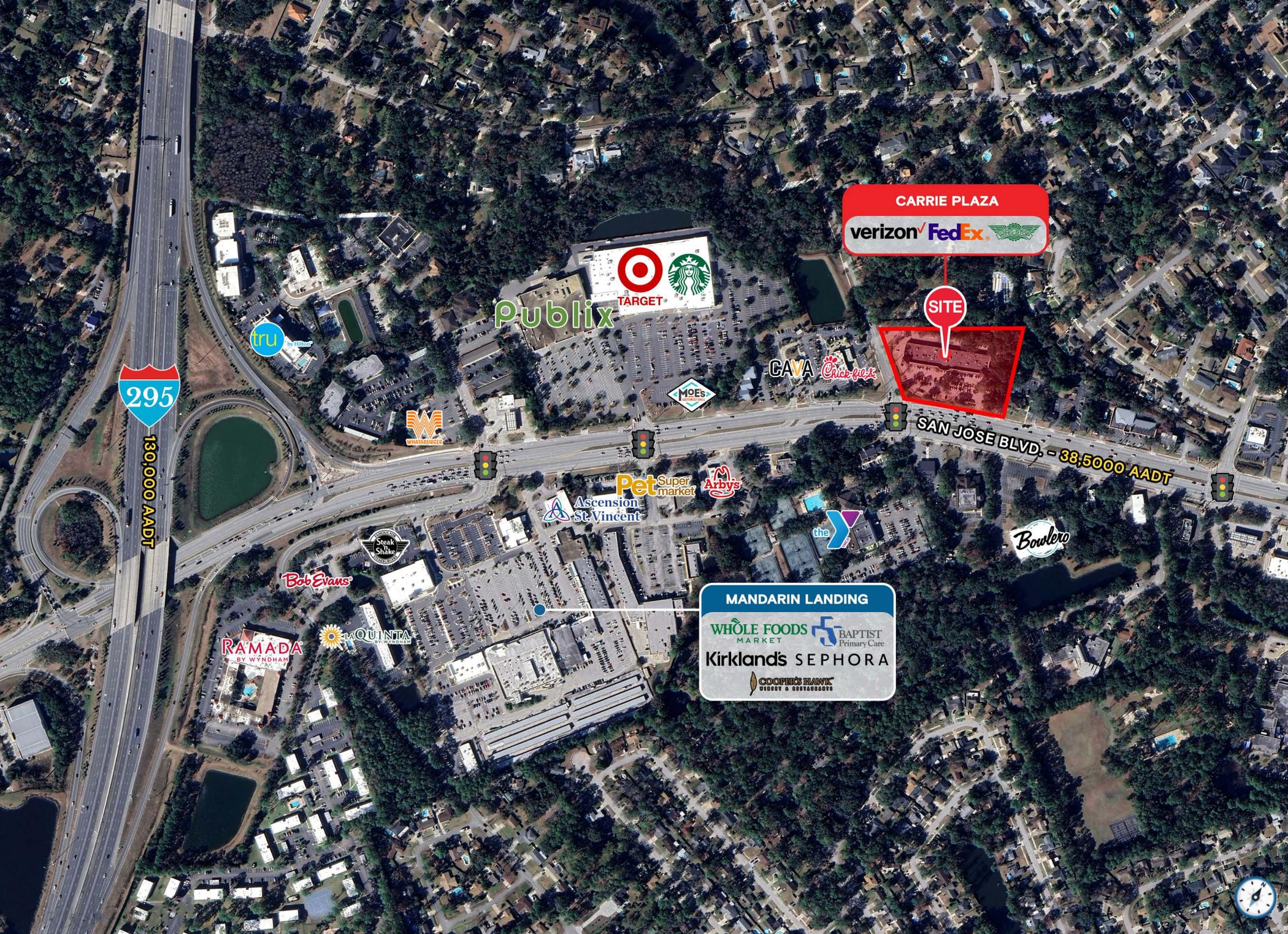
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	25,444	80,725	194,551
HOUSEHOLDS	10,770	33,032	80,380
EMPLOYEES	20,971	67,020	159,965
AVERAGE HH INCOME	\$104,502	\$109,656	\$102,288





Tenant Roster

1	Everbank	3,498 SF	7	FedEx	3,500 SF	12	Sol US Tanning	1,850 SF
3	Coming Available 7/31/26	1,716 SF	8	Brooks Rehabilitation	2,500 SF	13	IVX Health	2,4008 SF
4	Thrive Chiropractic	2,220 SF	10	Wingstop	1,800 SF	14	Verizon	2,701 SF
6	Infocus Eyecare	2,516 SF	11	Ling Nail	1,200 SF			



CARRIE PLAZA
verizon FedEx

SITE

295

130,000 AADT

SAN JOSE BLVD. - 38,500 AADT

Publix

TARGET

MOEs

GAVA

Chick-fil-A

Wendy's

Pet Super market

Arbys

Ascension St. Vincent

the Y

Bowlero

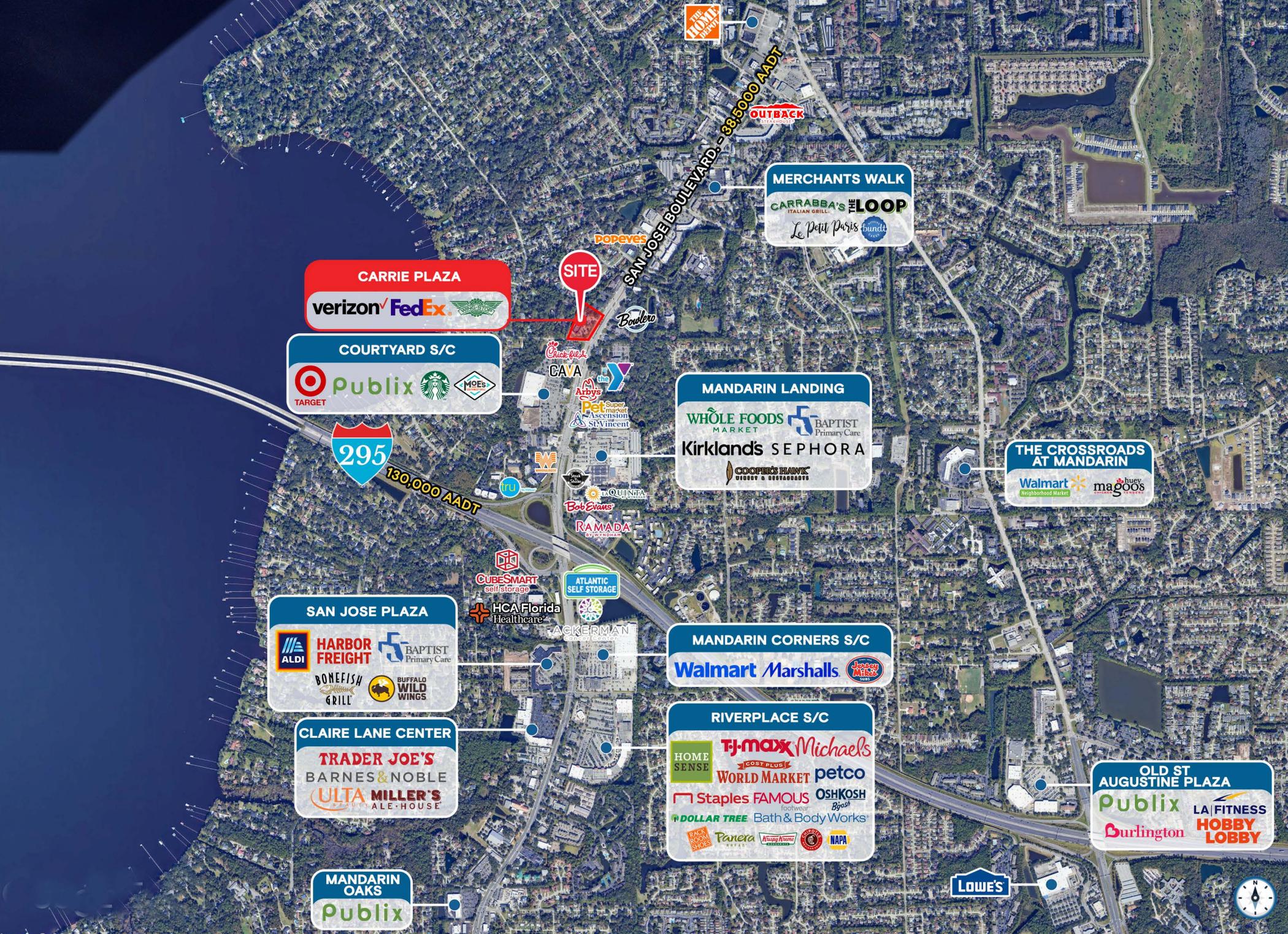
Bob Evans

Steak 'n Shake

MANDARIN LANDING
WHOLE FOODS MARKET BAPTIST Primary Care
Kirklands SEPHORA
COOPER'S HAWK BREAD & RESTAURANTS

RAMADA BY WYNDHAM

LA QUINTA



THE HOME DEPOT

OUTBACK STEAKHOUSE

MERCHANTS WALK
 CARRABBA'S ITALIAN GRILL
 Le Petit Paris
 bundt

CARRIE PLAZA
 verizon FedEx

COURTYARD S/C
 TARGET Publix Starbucks MOEs

295
 130,000 AADT

MANDARIN LANDING
 WHOLE FOODS MARKET BAPTIST Primary Care
 Kirkland's SEPHORA
 COOPER'S HAWK VEGETABLE & RESTAURANTS

THE CROSSROADS AT MANDARIN
 Walmart Neighborhood Market magoo's

SAN JOSE PLAZA
 ALDI HARBOR FREIGHT BAPTIST Primary Care
 BONEFISH GRILL BUFFALO WILD WINGS

CUBESMART self storage
 HCA Florida Healthcare

MANDARIN CORNERS S/C
 Walmart Marshalls Japanese Market

CLAIRE LANE CENTER
 TRADER JOE'S BARNES & NOBLE
 ULTA MILLER'S ALE-HOUSE

RIVERPLACE S/C
 HOME SENSE TJ-maxx Michaels COST PLUS WORLD MARKET petco
 Staples FAMOUS OSHKOSH Boost
 DOLLAR TREE Bath & Body Works
 Panera Bakery & Cafe Activity Avenue NAPA

OLD ST AUGUSTINE PLAZA
 Publix LA FITNESS
 Burlington HOBBY LOBBY

MANDARIN OAKS
 Publix

LOWE'S





Contact Brokers

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PROPERTY OWNED BY



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