

FOR LEASE

# CARRIE PLAZA

10400 San Jose Boulevard, Jacksonville, FL 32257

LOCATED AT A  
LIGHTED INTERSECTION



EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

**Nancy Sumner**

VICE PRESIDENT

nancysummer@katzretail.com

(404) 561-9447

**Katy Figg**

VICE PRESIDENT

katyfigg@katzretail.com

(704) 298-9464

# Property Overview

## HIGHLIGHTS

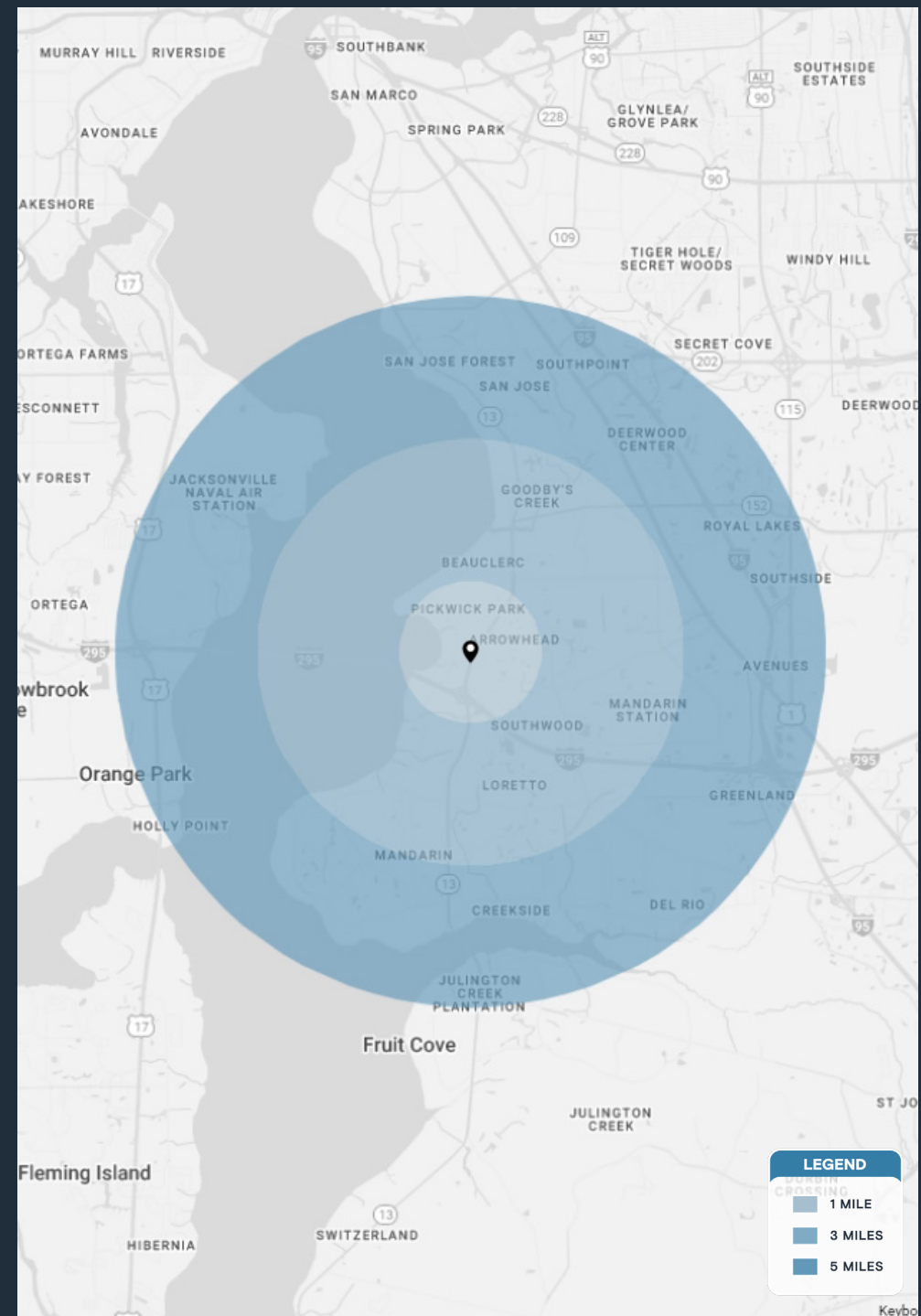
- For Lease: ±1,716 SF coming available 7/31/26
- Located at a lighted intersection
- Approximately 0.6 miles from Interstate 295
- Average household income within a 1 mile radius is \$133,180
- Located in one of the most affluent communities in Jacksonville
- The Bolles School is 4.8 miles from the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

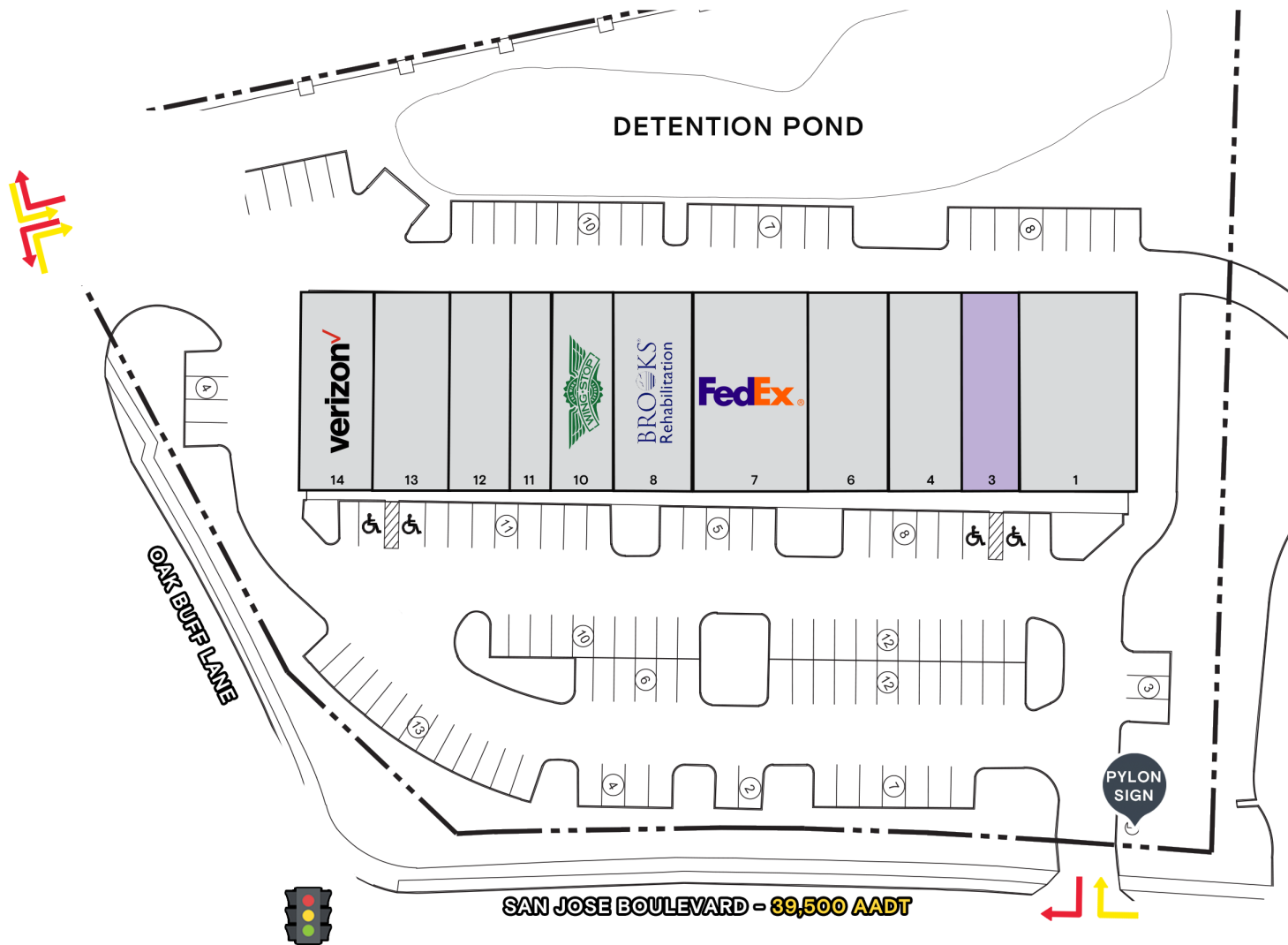
## DEMOGRAPHICS

	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

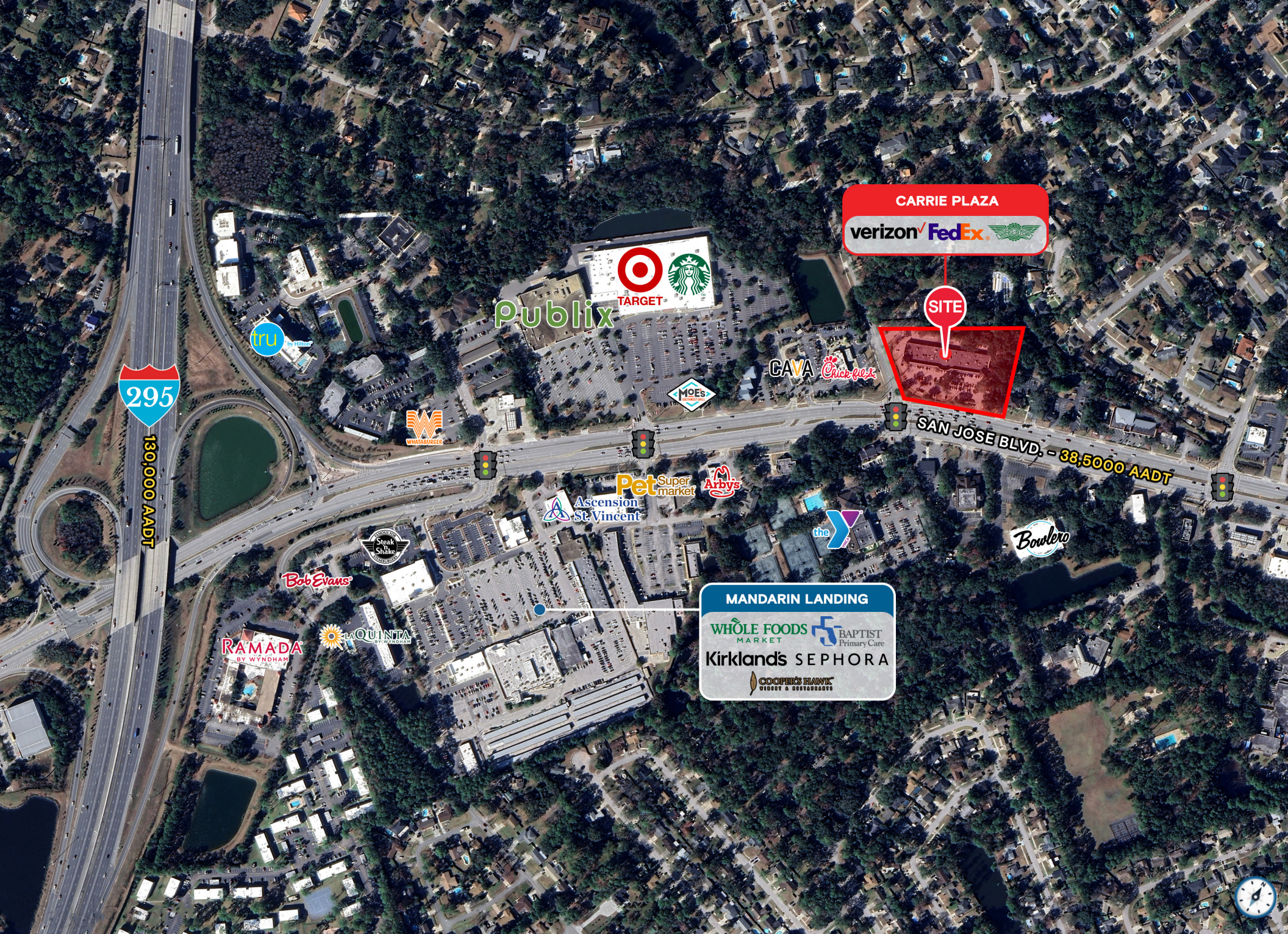
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	25,444	80,725	194,551
HOUSEHOLDS	10,770	33,032	80,380
EMPLOYEES	20,971	67,020	159,965
AVERAGE HH INCOME	\$104,502	\$109,656	\$102,288





## Tenant Roster

1	Everbank	3,498 SF	7	FedEx	3,500 SF	12	Sol US Tanning	1,850 SF
3	Negotiating LOI	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

Publix

TARGET

MOEs

GAVI

Chick-fil-A

SAN JOSE BLVD. - 38,500 AADT

Ascension St. Vincent

Pet Supermarket

Airbys

Bob Evans

RAMADA BY WYNDHAM

LA QUINTA

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

Bowlero



**CARRIE PLAZA**  
 verizon FedEx

**COURTYARD S/C**  
 TARGET Publix Starbucks MOEs



130,000 AADT

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

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

**MANDARIN OAKS**  
 Publix



SAN JOSE BOULEVARD - 88,500 AADT

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

**MANDARIN CORNERS S/C**  
 Walmart Marshalls JASON MARRAS

**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

LOWE'S

**MERCHANTS WALK**  
 CARRABBA'S ITALIAN GRILL THE LOOP Le Petit Paris bundt

**THE CROSSROADS AT MANDARIN**  
 Walmart Neighborhood Market magoo's

**OLD ST AUGUSTINE PLAZA**  
 Publix LA FITNESS BURLINGTON HOBBY LOBBY





# Contact Brokers

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PROPERTY OWNED BY



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[katzretail.com](http://katzretail.com)

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 04.07.26