

FOR LEASE

OAKLEAF CROSSING

9660-9680 Argyle Forest Boulevard, Jacksonville, FL 32222



ACCESS TO SIGNALIZED INTERSECTION

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

HIGHLIGHTS

- Access to signalized intersection
- Excellent visibility
- Average household income within a 3 mile radius is \$102,261
- Population within a 3 mile radius is 55,917
- Approximately 19,996 residential units planned and 888 units under construction within a 5 mile radius
- Orange Park Mall is 7.0 miles from center
- Approximately 1.0 miles from First Coast

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	9,846	55,917	120,090

HOUSEHOLDS	3,524	18,936	42,352
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EMPLOYEES	1,082	4,292	13,529
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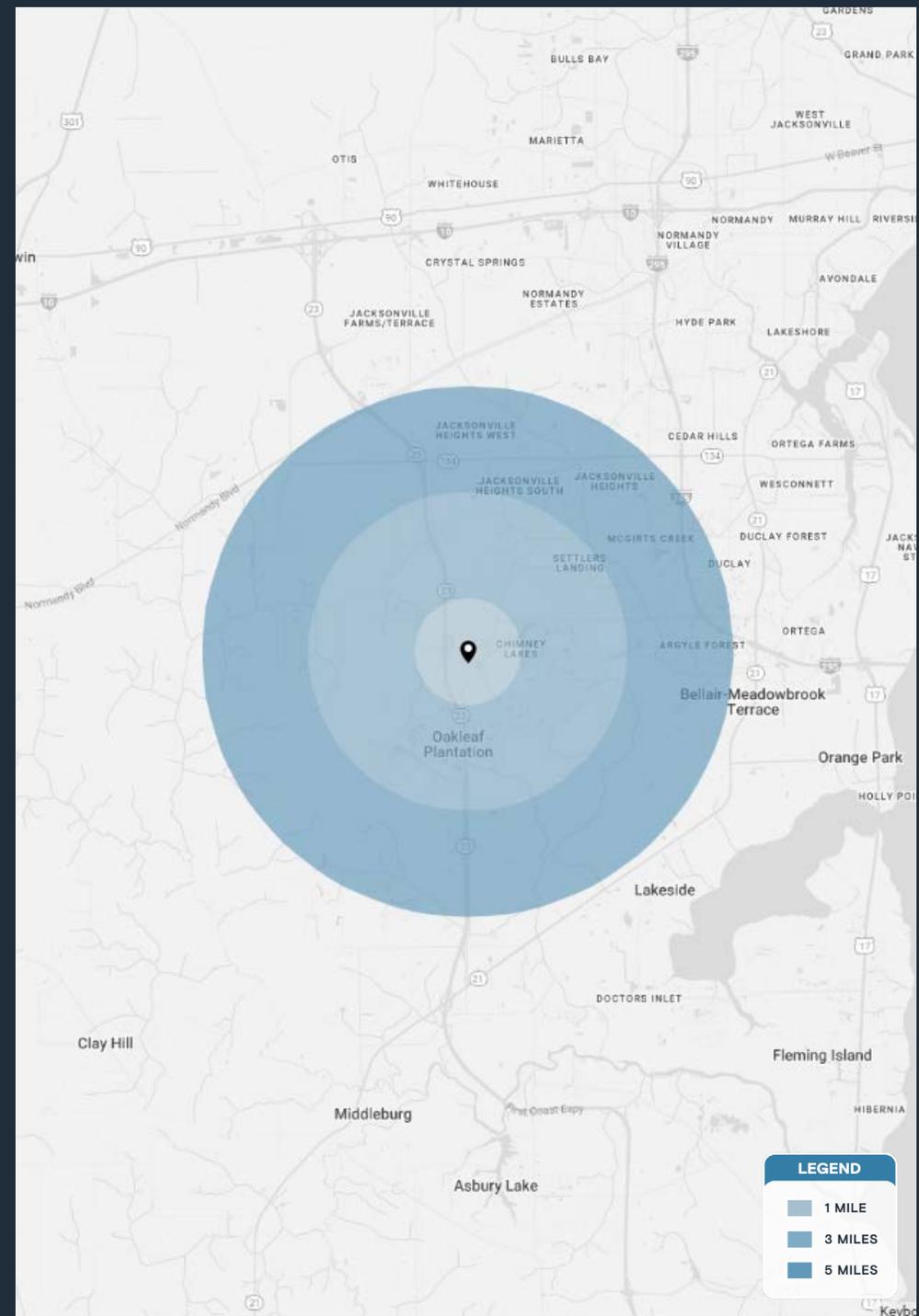
AVERAGE HH INCOME	\$92,846	\$102,261	\$94,179
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	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	22,625	72,882	167,045

HOUSEHOLDS	7,669	24,768	59,487
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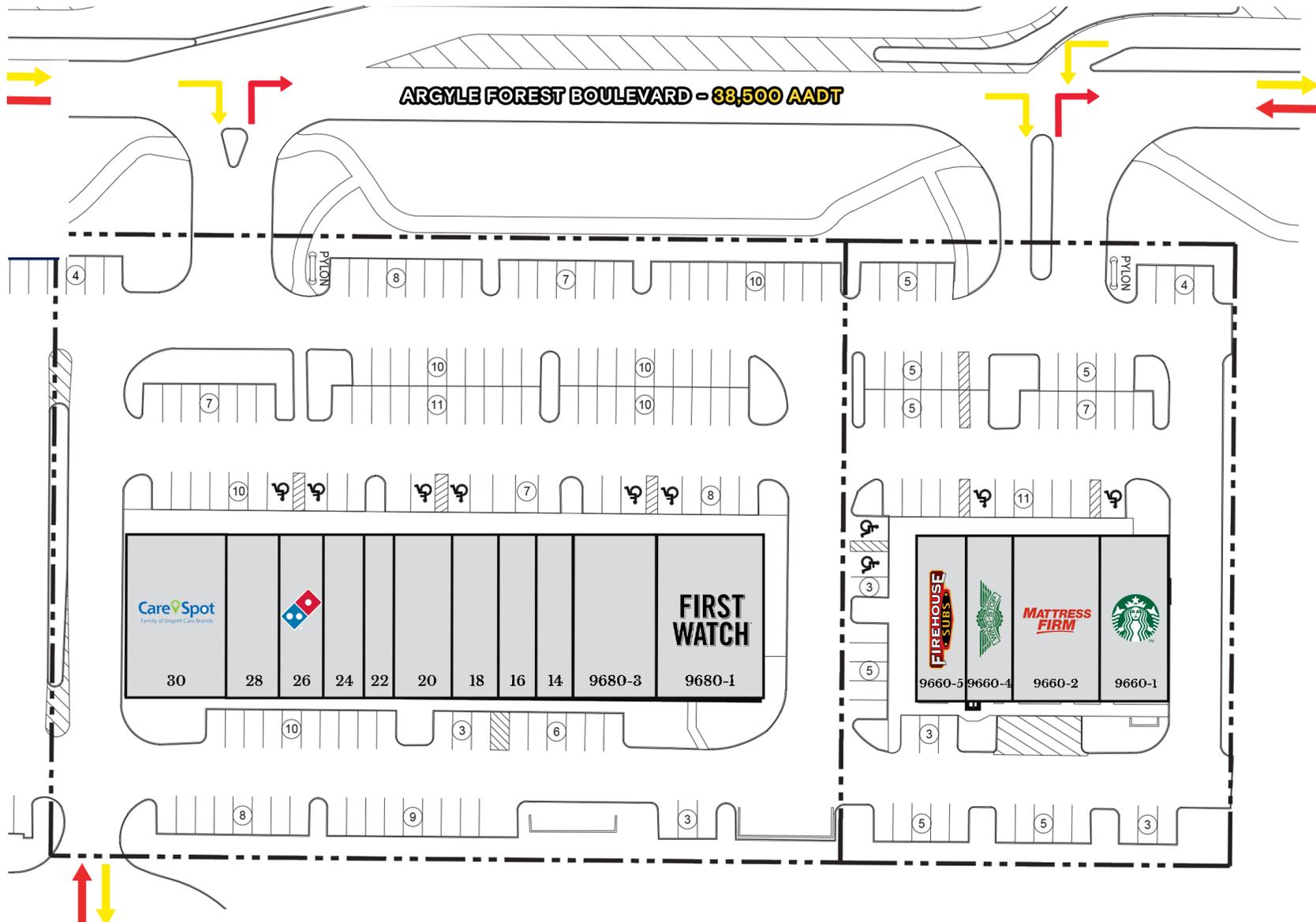
EMPLOYEES	1,735	6,159	21,260
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AVERAGE HH INCOME	\$100,250	\$102,076	\$89,839
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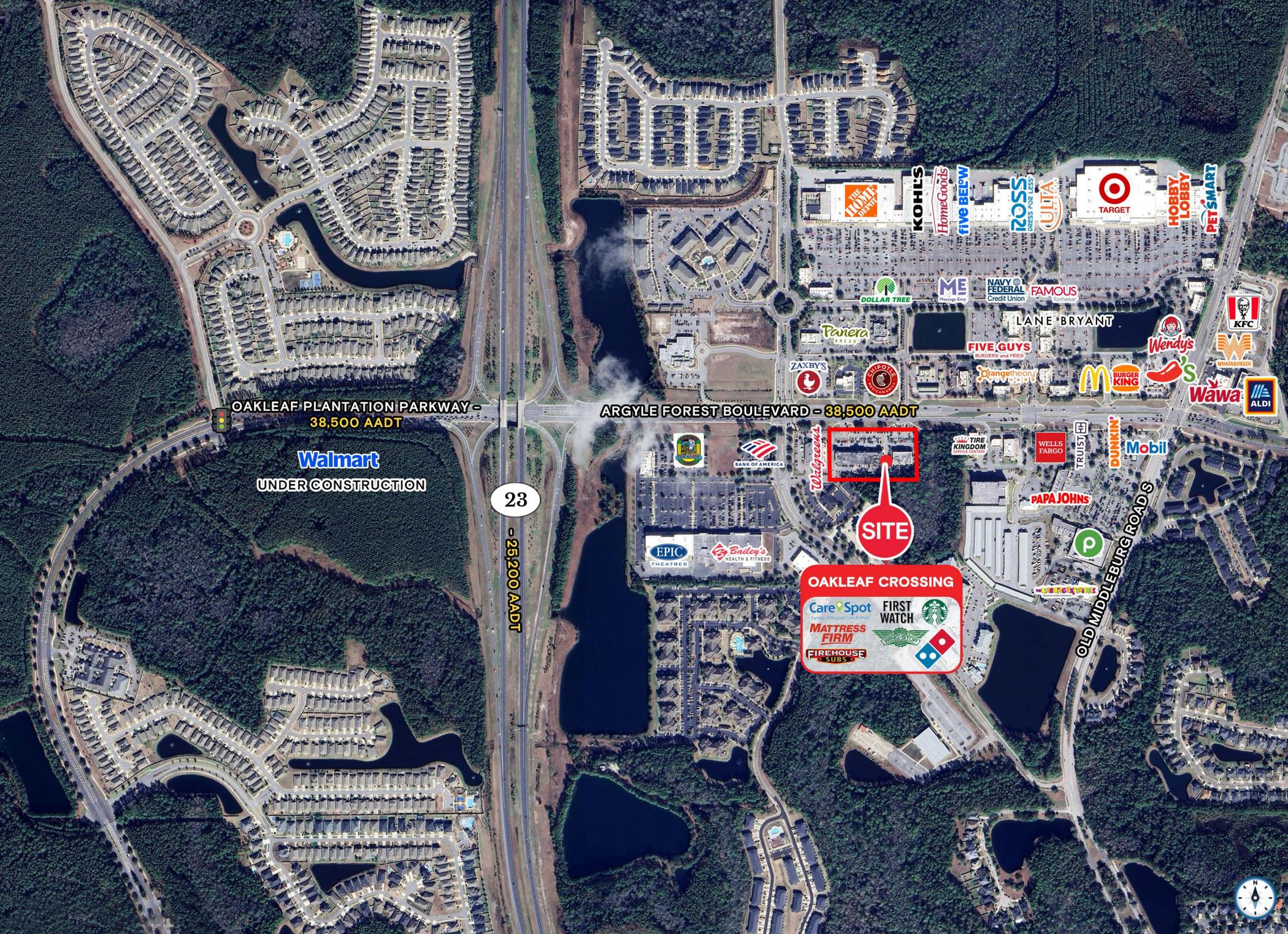
LEGEND

- 1 MILE
- 3 MILES
- 5 MILES



Tenant Roster

9660-1	Starbucks	1,500 SF	9680-3	Ten Zushi Asian Fusion	3,094 SF	22	Salon	1,000 SF
9660-2	Mattress Firm	3,500 SF	14	Hot Wok	1,200 SF	24	Secret Nails	1,500 SF
9660-4	Wingstop	1,100 SF	16	Choppers Hair Garage	1,200 SF	26	Domino's Pizza	1,500 SF
9660-5	Firehouse Subs	1,900 SF	18	Milan Laser Hair Removal	1,500 SF	28	Animal Hospital	2,000 SF
9680-1	First Watch	3,656 SF	20	Injury Care Centers	2,400 SF	30	Carespot Urgent Care	3,500 SF





BISHOP JOHN SNYDER HIGH SCHOOL
440 STUDENTS

WESTVIEW K-8 SCHOOL
1,222 STUDENTS

PLANTATION OAKS ELEMENTARY SCHOOL
938 STUDENTS

PLANTATION OAKS ELEMENTARY SCHOOL
938 STUDENTS

OAKLEAF HIGH SCHOOL
2,371 STUDENTS

OAKLEAF TOWN CENTER

- THE HOME DEPOT
- TARGET
- HOBBY LOBBY
- ROSS DRESS FOR LESS
- HomeGoods
- FIVE BELOW
- KOHL'S
- PETSMART
- ULTA

EPIC THEATRES

ALDI Wawa

Walmart Pet Supermarket

COSTCO WHOLESALE

sam's club

WESTLAND PARK PLAZA
LA FITNESS

Ashley HOMESTORE
BEST BUY

THE HOME DEPOT
at home
The Home Decor Superstore
PETSMART

ARGYLE VILLAGE

- Publix
- TJ-maxx
- FIVE BELOW
- Michaels
- Burlington

SITE

OAKLEAF CROSSING

- Care Spot
- FIRST WATCH
- Starbucks
- MATTRESS FIRM
- FIREHOUSE SUBS

Winn-Dixie

ORANGE PARK MALL

- Dillard's
- JCPenney
- DICK'S SPORTING GOODS
- belk
- amc

OLD TIME Pottery

Publix

- ROSS DRESS FOR LESS
- PET SUPPLIES PLUS
- Bealls Florida

LOWE'S



Contact Brokers

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PROPERTY OWNED BY



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