FOR LEASE

OAKLEAF CROSSING

9660-9680 Argyle Forest Boulevard, Jacksonville, FL 32222



ACCESS TO SIGNALIZED INTERSECTION

Nancy Sumner
VICE PRESIDENT
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EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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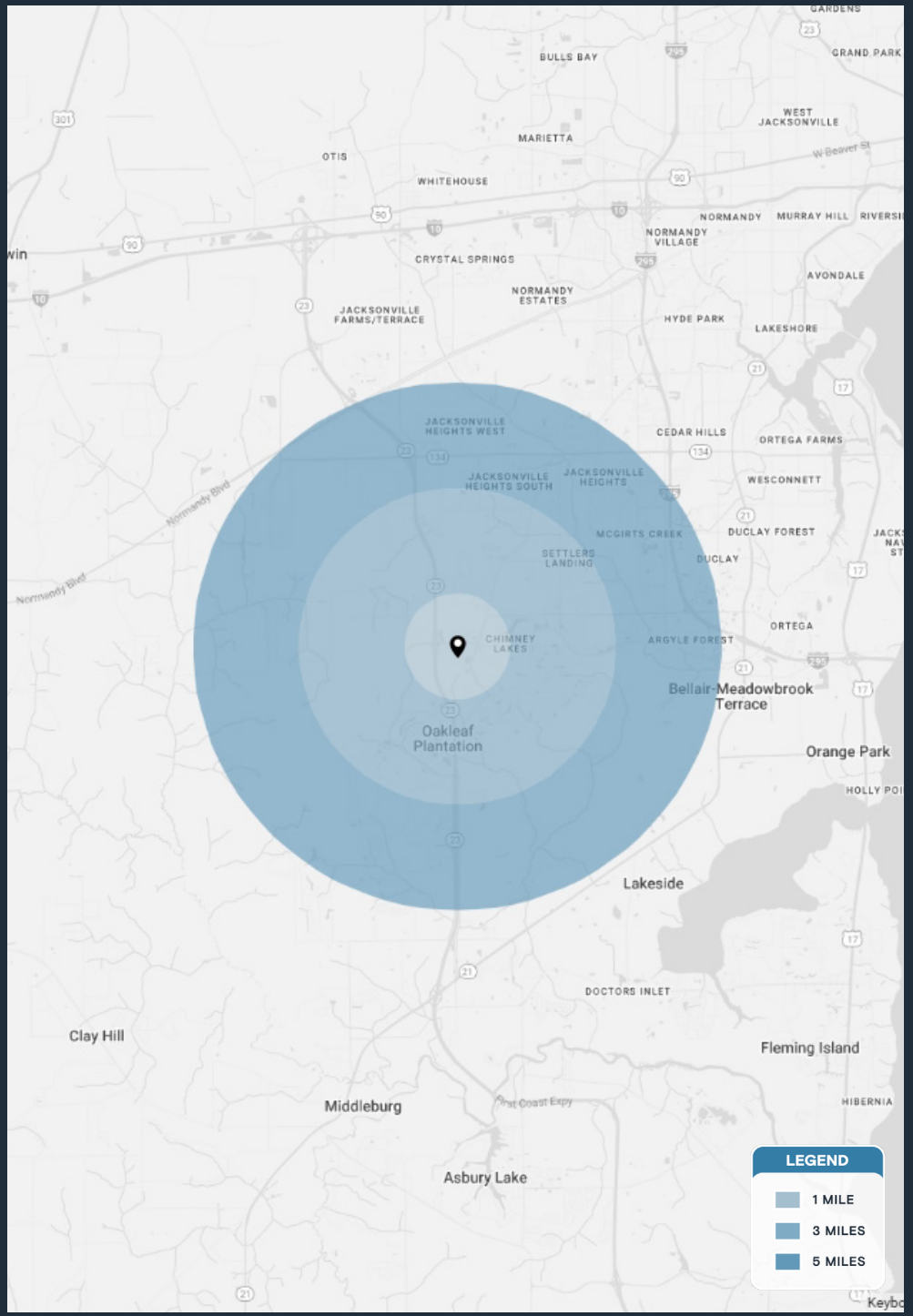
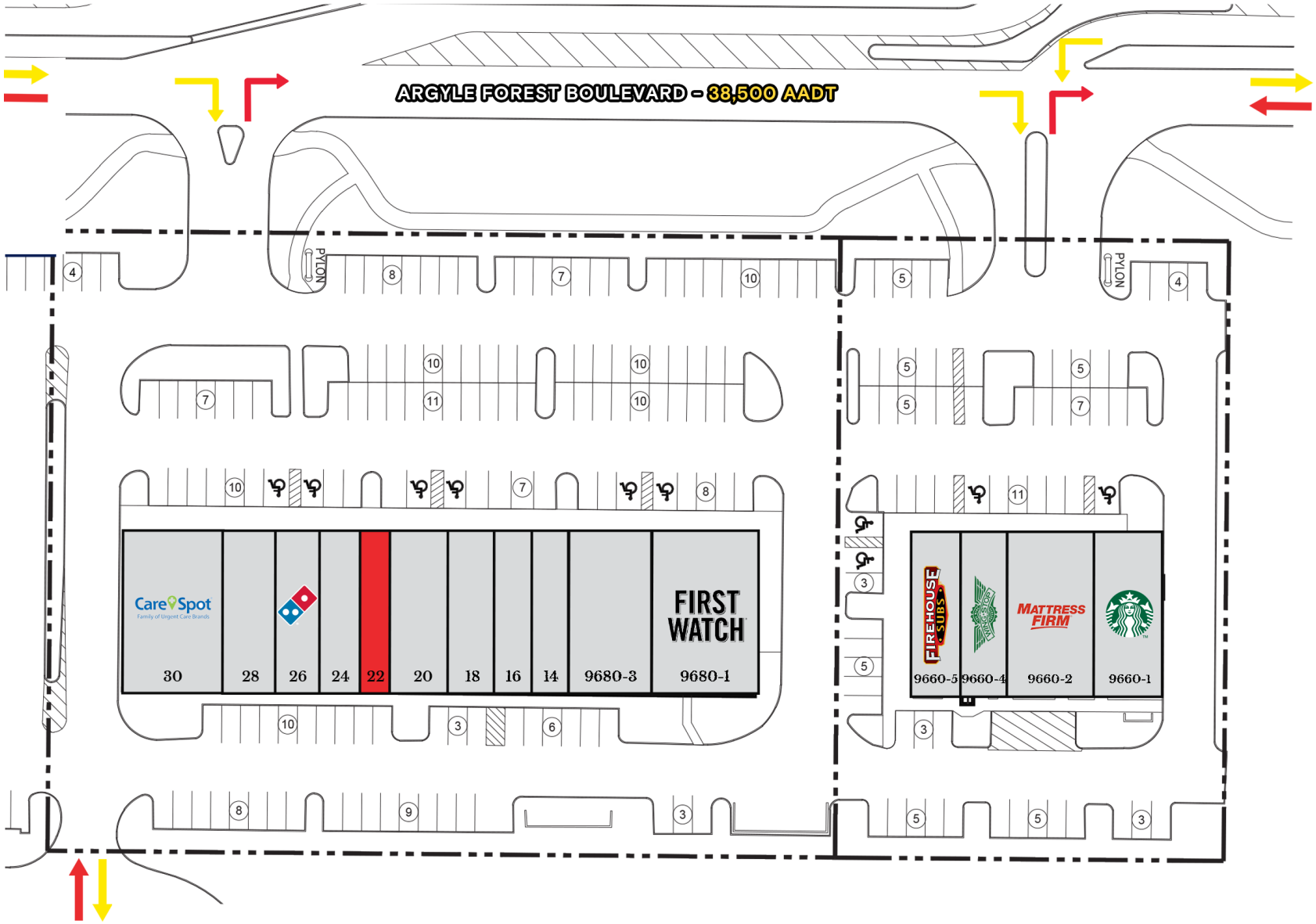
Property Overview

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

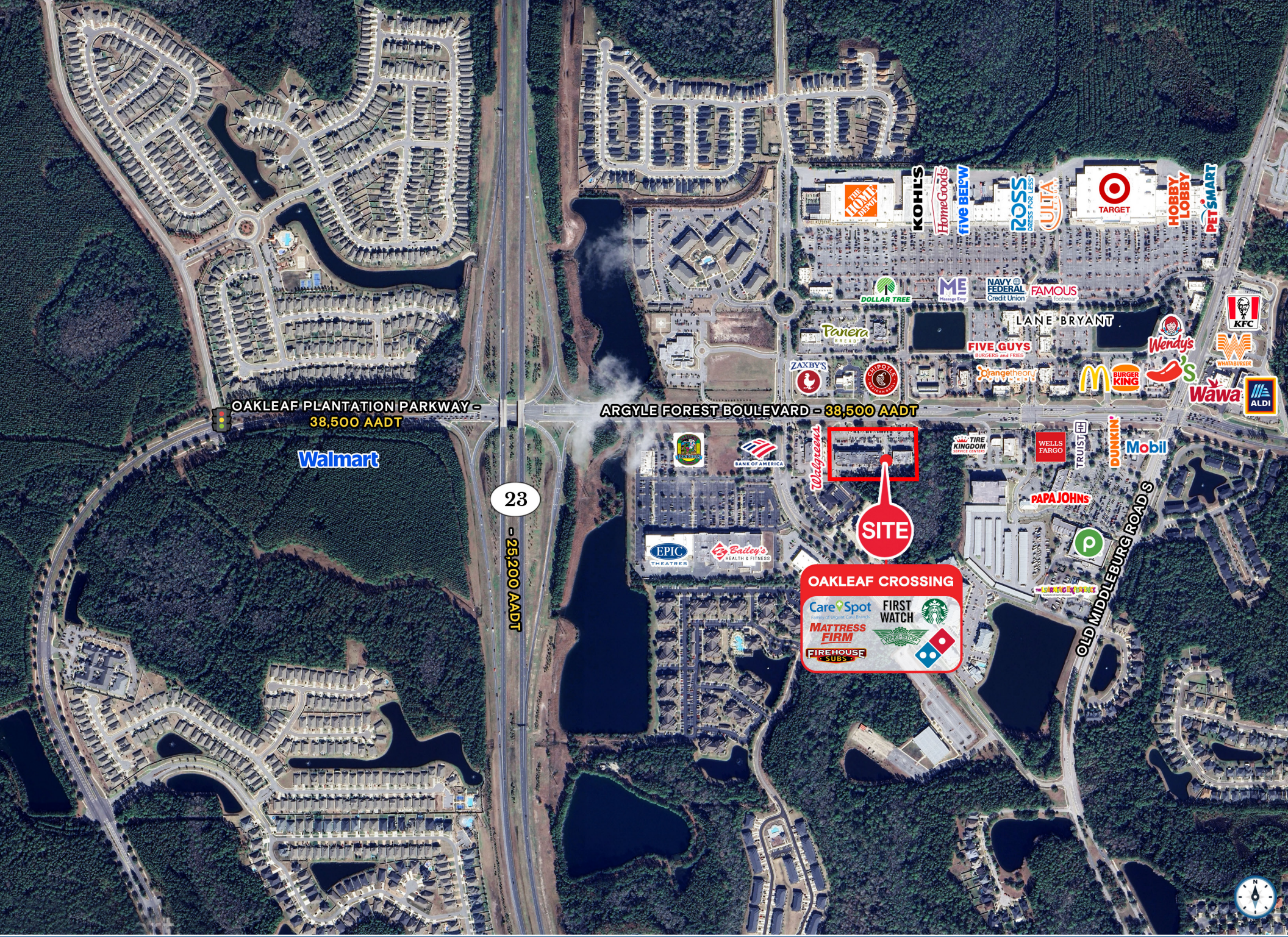
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	9,846	55,917	120,090
HOUSEHOLDS	3,524	18,936	42,352
EMPLOYEES	1,082	4,292	13,529
AVERAGE HH INCOME	$92,846	$102,261	$94,179
	5 MINUTES	**10 MINUTES**	**15 MINUTES**
POPULATION	22,625	72,882	167,045
HOUSEHOLDS	7,669	24,768	59,487
EMPLOYEES	1,735	6,159	21,260
AVERAGE HH INCOME	$100,250	$102,076	$89,839





Tenant Roster

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


OAKLEAF PLANTATION PARKWAY – 38,500 AADT
ARGYLE FOREST BOULEVARD – 38,500 AADT
23 – 25,200 AADT
OLD MIDDLEBURG ROAD S
SITE
OAKLEAF CROSSING
Walmart
THE HOME DEPOT
KOHL'S
HomeGoods
five BELOW
ROSS DRESS FOR LESS
ULTA
TARGET
HOBBY LOBBY
PETSMART
DOLLAR TREE
ME Massage Envy
NAVY FEDERAL Credit Union
FAMOUS Footwear
LANE BRYANT
Panera BREAD
FIVE GUYS BURGERS and FRIES
Wendy's
KFC
WHATABURGER
ZAXBY'S
CHIPOTLE MEXICAN GRILL
Orangetheory
BURGER KING
Wawa
ALDI
BANK OF AMERICA
Walgreens
TIRE KINGDOM SERVICE CENTER
WELLS FARGO
TRUIST
DUNKIN'
Mobil
PAPA JOHNS
EPIC THEATRES
Bailey's HEALTH & FITNESS
CarePoint Family of Urgent Care Brands
FIRST WATCH
MATTRESS FIRM
FIREHOUSE SUBS
N


save a lot
DOLLAR TREE
DOLLAR GENERAL
FAMILY DOLLAR
103RD STREET – 45,000 AADT
ANCHOR PLAZA
DOLLAR GENERAL
dd's DISCOUNTS
CITI TRENDS
Publix
Walmart
BISHOP JOHN SNYDER HIGH SCHOOL 440 STUDENTS
WESTVIEW K-8 SCHOOL 1,222 STUDENTS
CROSSROADS
Office DEPOT
FLOOR & DECOR
CECIL AIRPORT
OAKLEAF TOWN CENTER
THE HOME DEPOT
TARGET
HOBBY LOBBY
ROSS DRESS FOR LESS
HomeGoods
five BELOW
KOHL'S
PETSMART
ULTA
CECIL COMMERCE PARKWAY – 27,200 AADT
295
W BELTWAY – 56,500 AADT
Ashley HOMESTORE
BEST BUY
WESTLAND PARK PLAZA
LA FITNESS
Walmart
Pet Supermarket
EPIC THEATRES
ALDI
Wawa
COSTCO WHOLESALE
sam's club
THE HOME DEPOT
at home
The Home Décor Superstore
PETSMART
ARGYLE FOREST BOULEVARD – 38,500 AADT
Walmart
Publix
SITE
Winn-Dixie
ARGYLE VILLAGE
Publix
T.J.maxx
five BELOW
Michaels
Burlington
OAKLEAF PLANTATION PARKWAY – 14,200 AADT
PLANTATION OAKS ELEMENTARY SCHOOL 938 STUDENTS
PLANTATION OAKS ELEMENTARY SCHOOL 938 STUDENTS
OAKLEAF CROSSING
CareSpot
FIRST WATCH
MATTRESS FIRM
FIREHOUSE SUBS
ORANGE PARK MALL
Dillard's
JCPenney
DICK'S SPORTING GOODS
belk
amc
OLD TIME Pottery
OAKLEAF HIGH SCHOOL 2,371 STUDENTS
Publix
Publix
LOWE'S
ROSS DRESS FOR LESS
PET SUPPLIES PLUS
Bealls Florida
GREAT PRICES. NO RIGGING.













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PROPERTY OWNED BY

CURBLINE

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