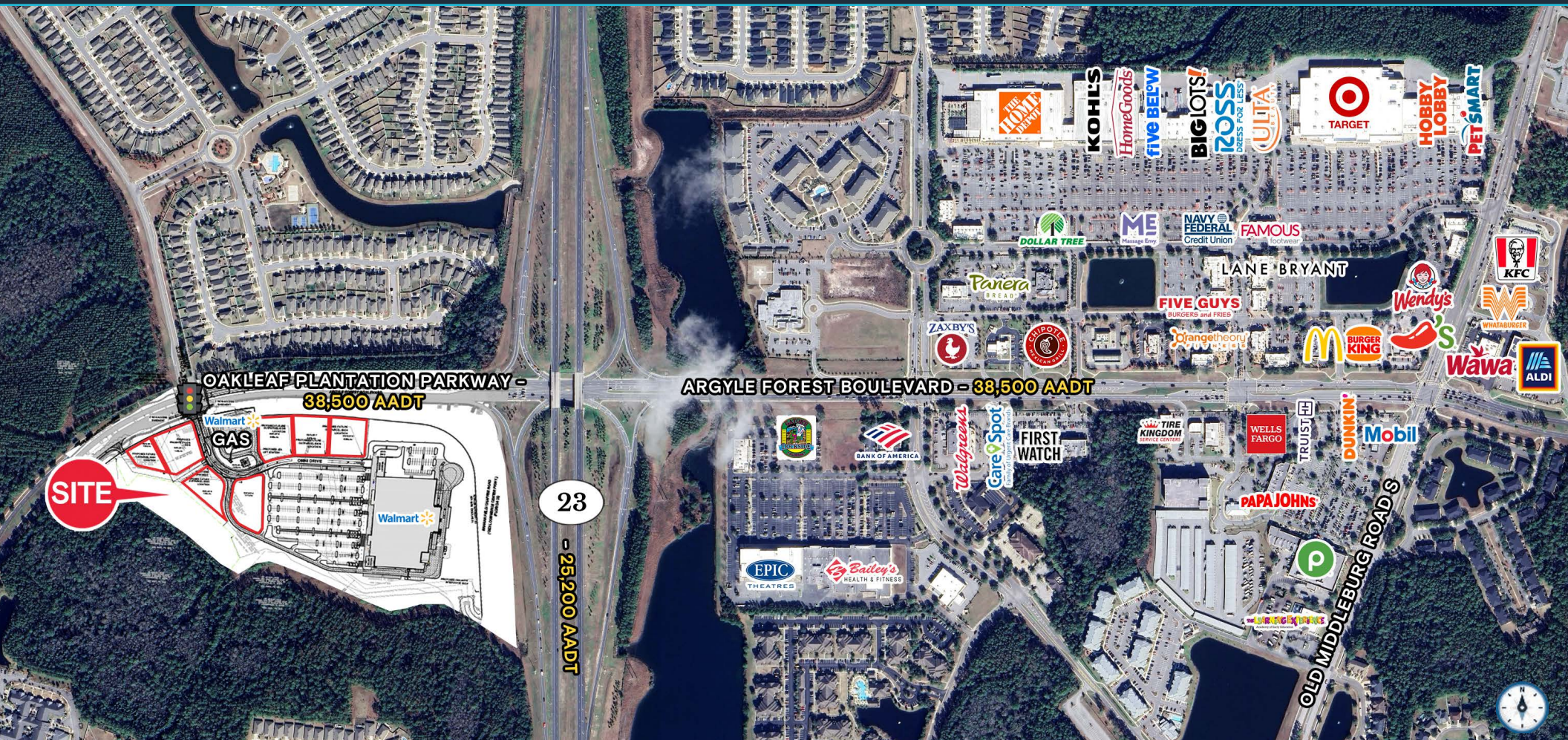


FOR GROUND LEASE

7 WALMART OUTPARCELS

Oakleaf Plantation Parkway & Cecil Connector Road, Jacksonville, FL 32222



OUTPARCELS AVAILABLE RANGING BETWEEN 1 ACRE TO 3 ACRES

EXCLUSIVE RETAIL LEASING

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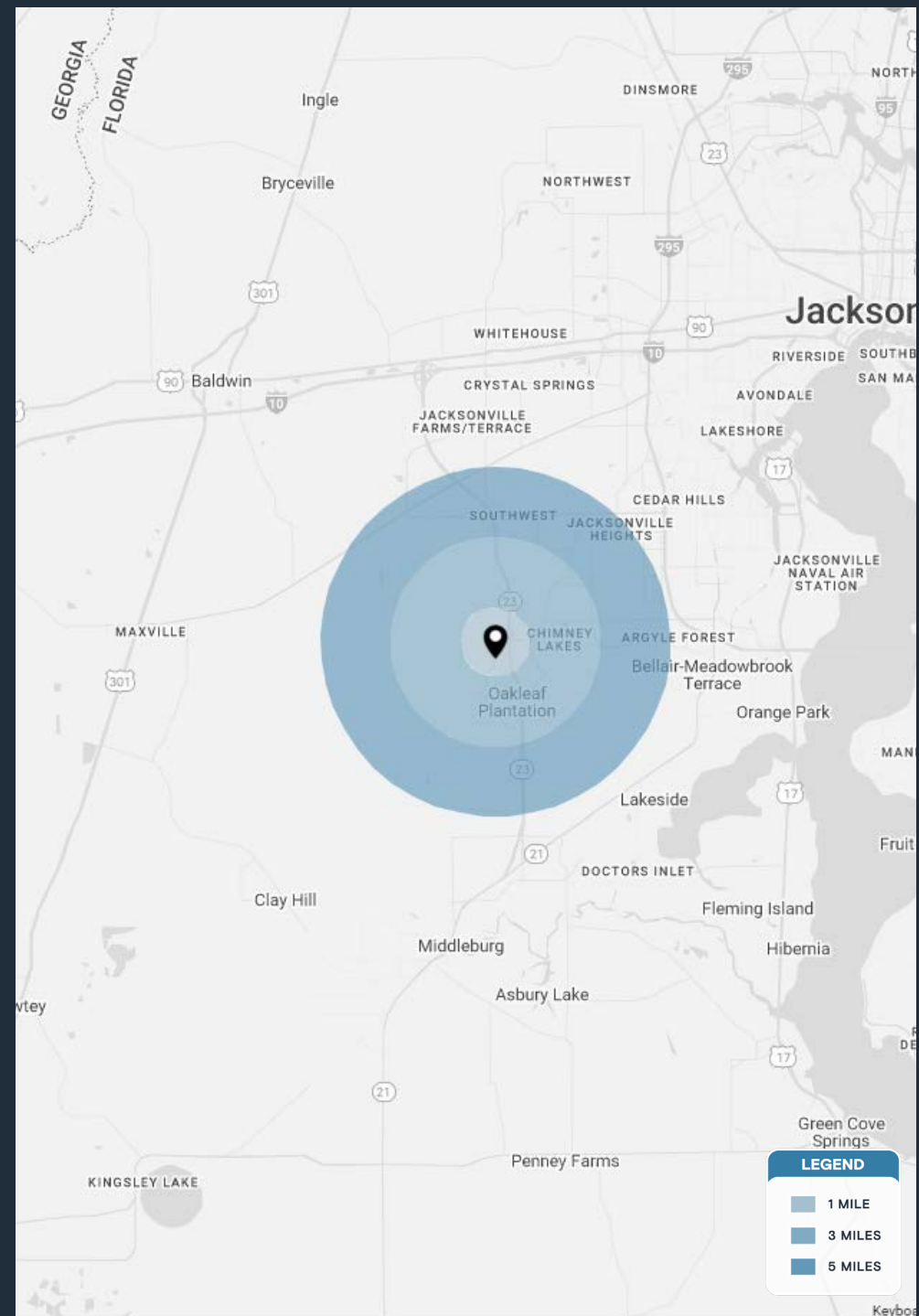
Property Overview

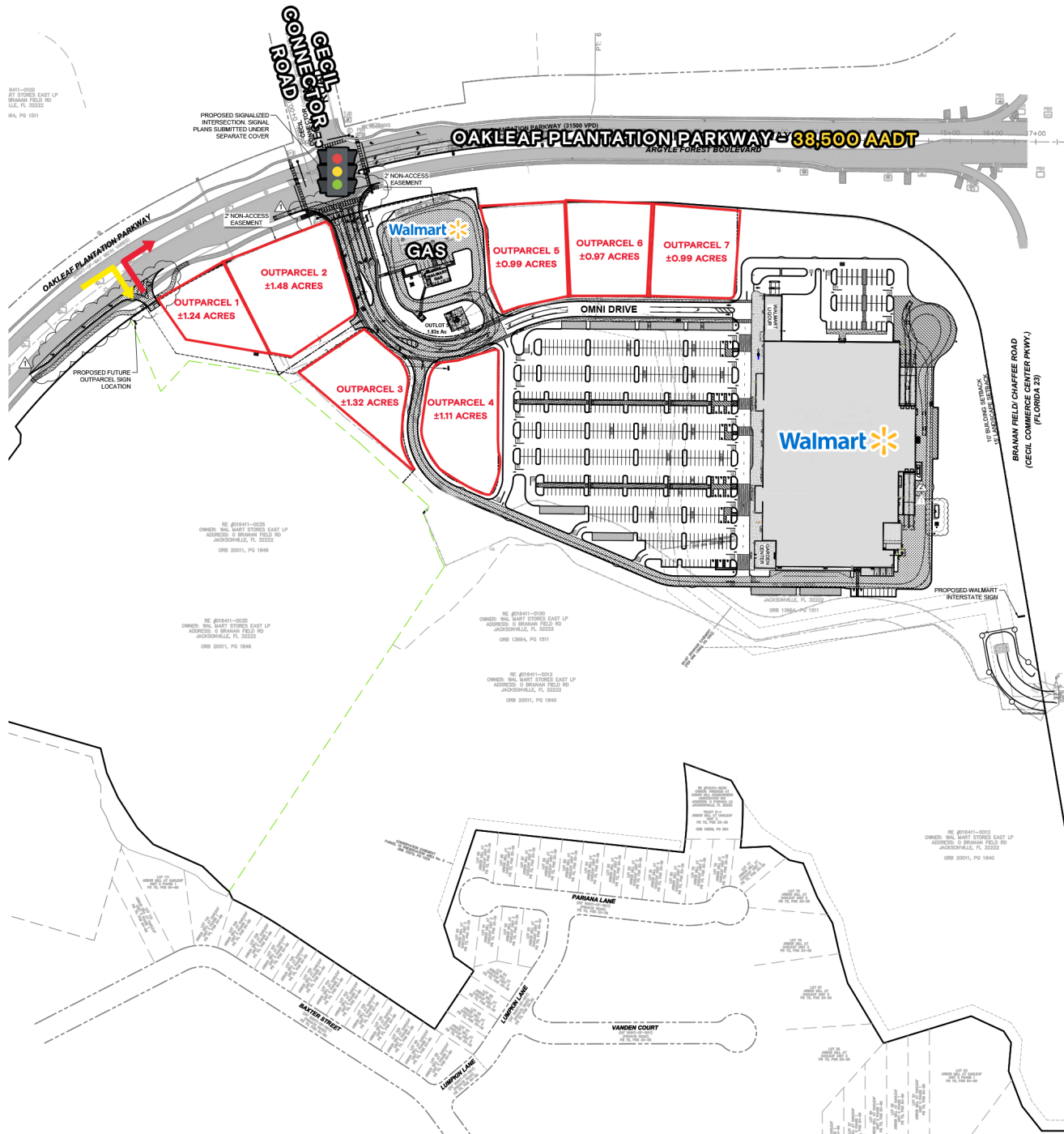
HIGHLIGHTS

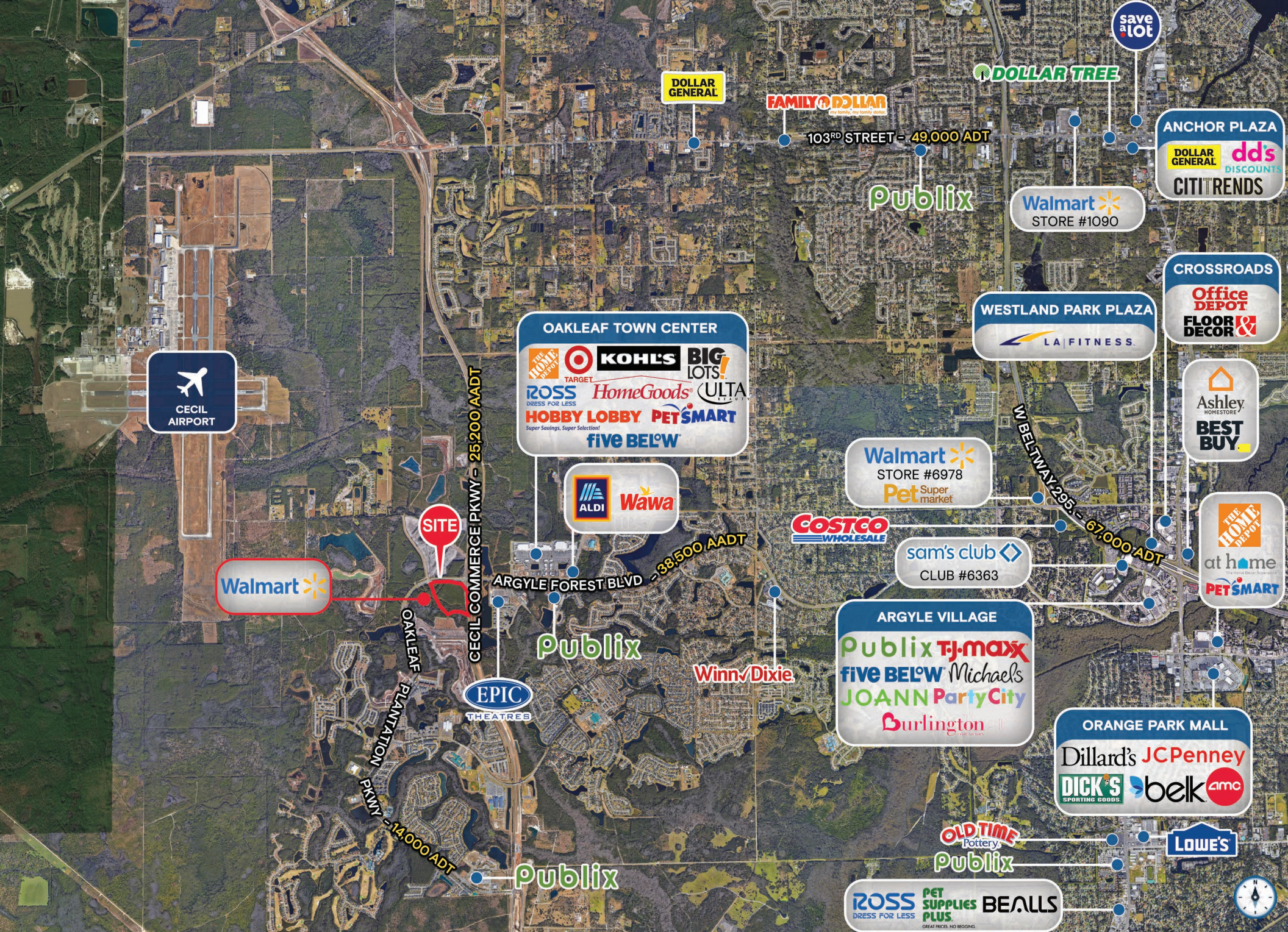
- New Walmart Supercenter will sit just north of 6,400 acre master planned community “Oakleaf Plantation”
- New signalized intersection to be added at the Walmart entrance on Oakleaf Plantation Parkway
- Property is located on Oakleaf Parkway just west of First Coast Expressway
- Oakleaf High School (2,375 students) and St Vincent’s Medical Center (106-bed full service hospital) in close proximity
- Outparcel pads ranging between 1 acre to 3 acres for ground lease only

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,977	47,857	96,525
HOUSEHOLDS	1,745	15,959	33,170
EMPLOYEES	3,860	37,424	76,044
AVERAGE HH INCOME	\$96,939	\$101,134	\$95,457

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	14,424	69,237	144,857
HOUSEHOLDS	5,013	23,389	50,905
EMPLOYEES	11,190	54,263	113,724
AVERAGE HH INCOME	\$95,332	\$97,474	\$91,254







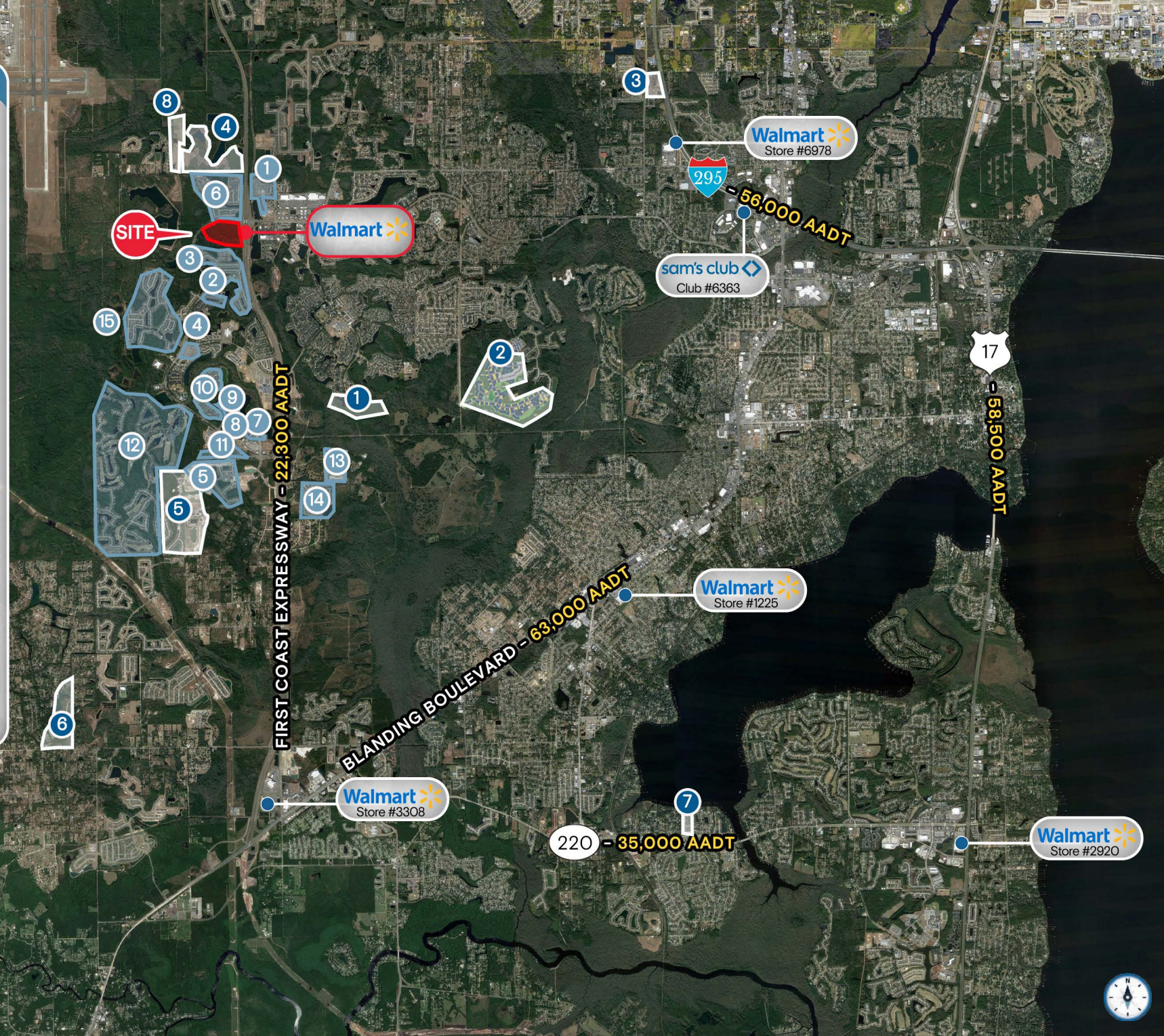
LEGEND

NEW DEVELOPMENT:

- 1 Meadows at Oakleaf - 300 Homes
- 2 Villages of Oakleaf - 512 Units
- 3 Freedom at Arbor Mill - 155 Homes
- 4 Towering Oaks - 400 Units
- 5 Integra Park - 249 Units
- 6 Fox Creek - 456 Homes
- 7 Chestnut Ridge - 148 Units
- 8 Timberlake - 126 Homes
- 9 Oakpoints - 182 Homes
- 10 Forest Book - 121 Homes
- 11 Discovery Trails - 76 Units
- 12 Eagle Landing - 2,087 Homes
- 13 Cameron Oaks - 174 Homes
- 14 Kindlewood - 168 Homes
- 15 Forest Hammock - 300 Homes
- Total Homes - 5,454+

UNDER DEVELOPMENT:

- 1 Waterford Ranch - 105 Homes
- 2 Wilford Preserve - 174 Homes
- 3 Forest Crest - 116 Homes
- 4 Copper Ridge - 142 Homes
- 5 Eagle Landing - 162 Homes
- 6 Fox Meadows - 52 Homes
- 7 White Oak Estates - upcoming
- 8 Dawson's Creek - 110 Units
- Total Homes - 719+



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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: 04.24.25