

FOR GROUND LEASE

# 7 WALMART OUTPARCELS

OAKLEAF PLANTATION PARKWAY & CECIL CONNECTOR ROAD, JACKSONVILLE, FL 32222

**Walmart**  
GAS

**OUTPARCEL 8**  
±0.99 ACRES

**OUTPARCEL 7**  
±0.97 ACRES

**OUTPARCEL 6**  
±0.99 ACRES

**OUTPARCEL 4**  
±1.11 ACRES

**UNDER CONTRACT**

**OUTPARCEL 3**  
±1.32 ACRES

**OUTPARCEL 2**  
±1.48 ACRES

OUTPARCELS AVAILABLE RANGING BETWEEN 1 ACRE TO 3 ACRES

EXCLUSIVE RETAIL LEASING

**KATZ & ASSOCIATES**

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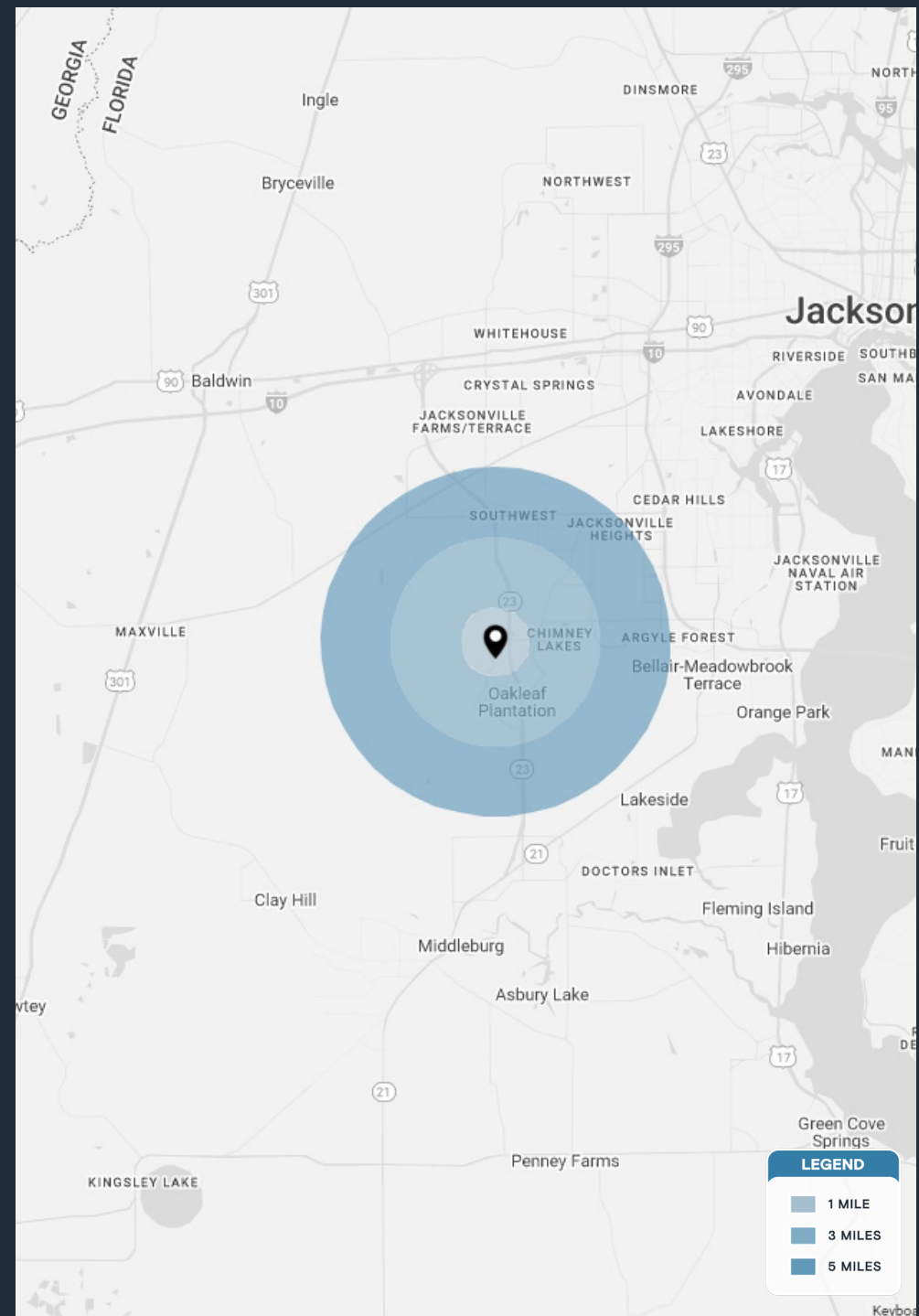
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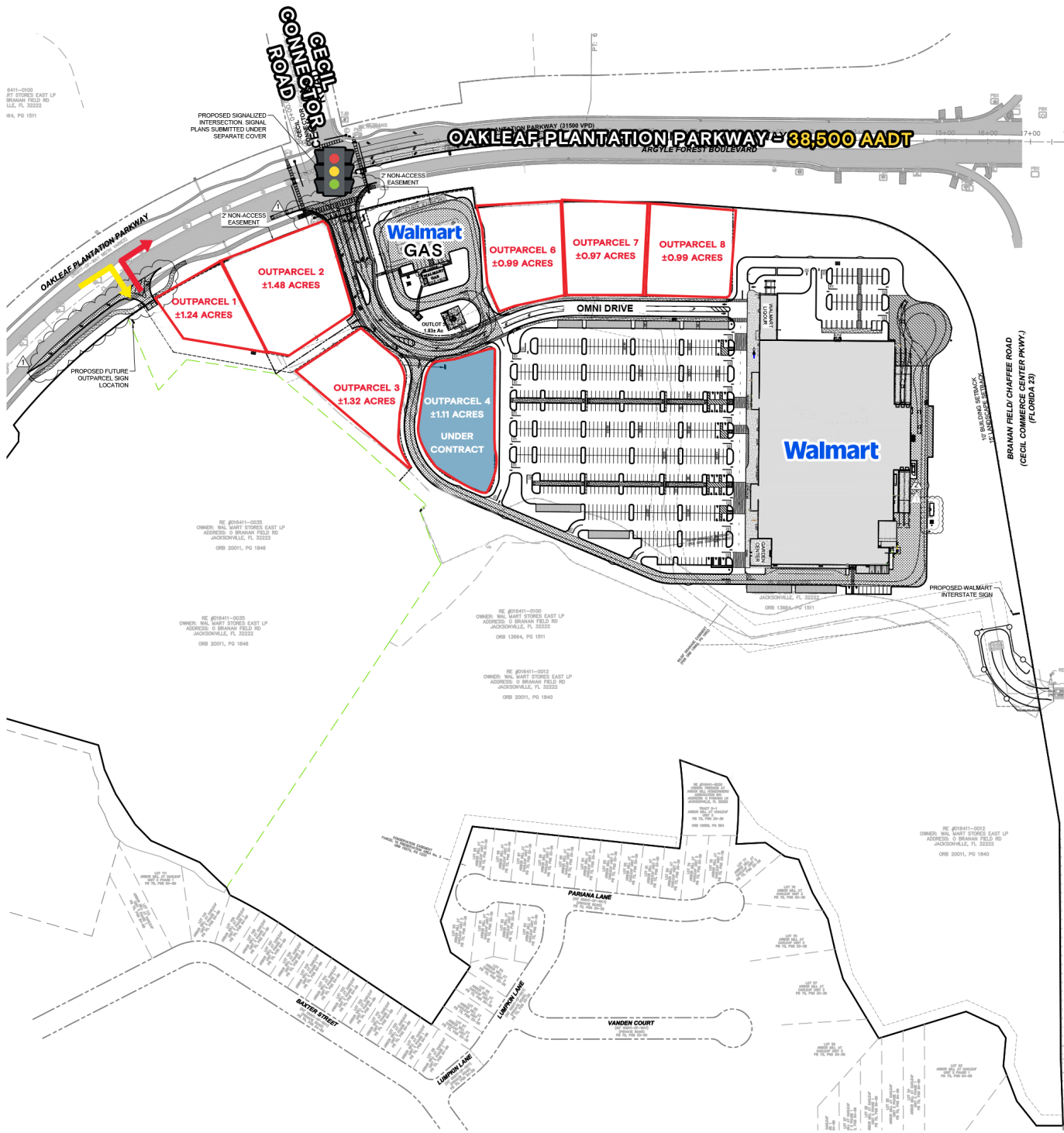
# PROPERTY OVERVIEW

- **Walmart** now open!
- Site sits 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	7,442	45,738	93,309
HOUSEHOLDS	2,594	15,202	31,906
EMPLOYEES	544	3,467	8,318
AVERAGE HH INCOME	\$103,227	\$103,795	\$101,872
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	15,244	66,071	126,648
HOUSEHOLDS	5,283	22,272	44,203
EMPLOYEES	1,166	5,362	14,044
AVERAGE HH INCOME	\$96,894	\$102,238	\$95,180







OAKLEAF PLANTATION PARKWAY -  
38,500 AADT

ARGYLE FOREST BOULEVARD - 38,500 AADT

23  
- 27,200 AADT

OAKLEAF  
TOWN  
CENTER

OAKLEAF STATION  
SHOPPING CENTER

OAKLEAF  
PLANTATION  
CENTER

SITE

Walmart  
GAS  
Walmart



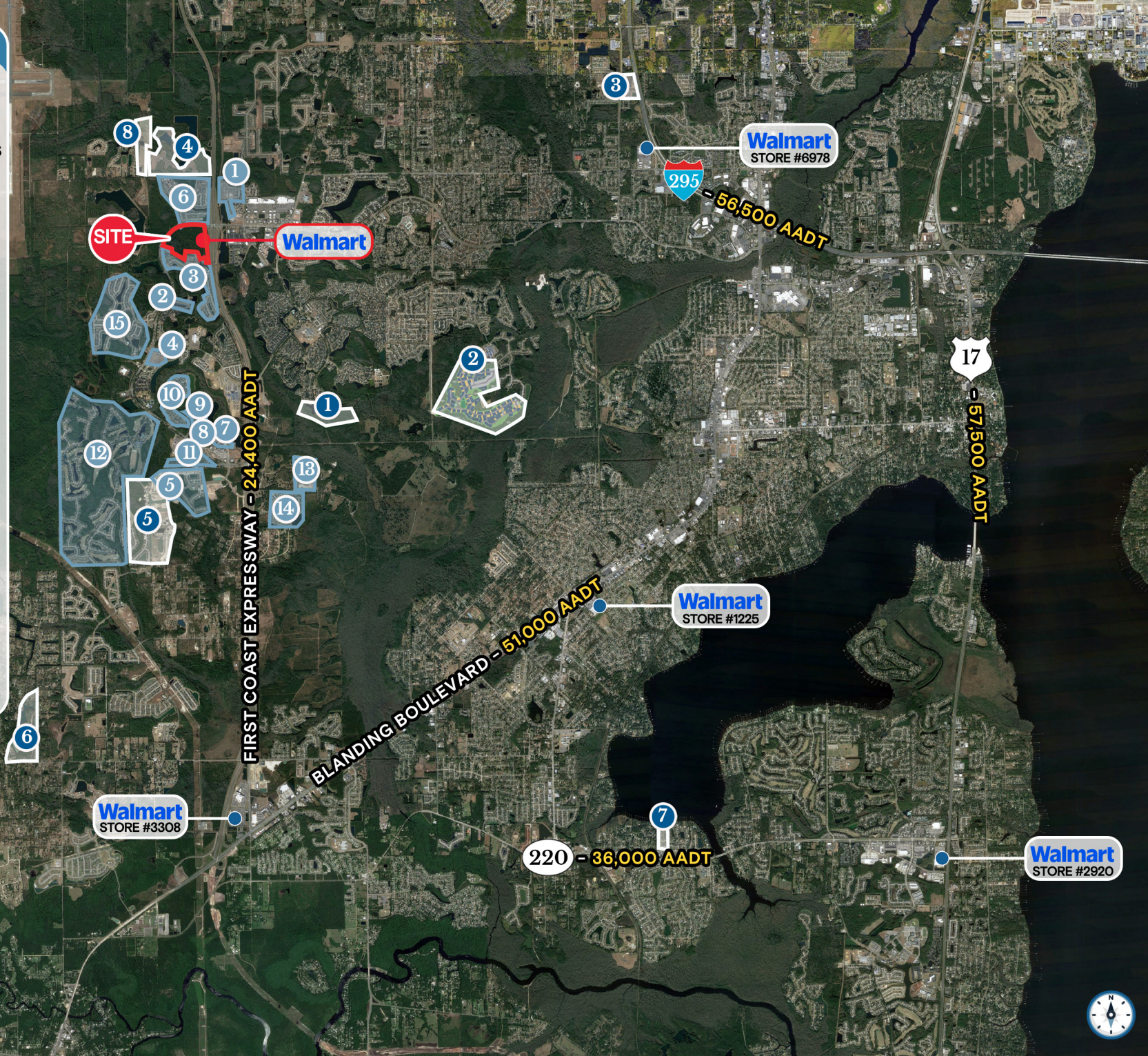
# LEGEND

## 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+





# Contact Brokers

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