



Village Crossing Center Building 3

11525 Village Crossing Dr
Jacksonville, Florida 32256

Property Highlights

- Currently under development, mixed-use retail/medical/office
- Easily accessible from I-95, I-295, JTB, Butler/Baymeadows/Deerwood submarkets
- Rapidly expanding area with several retail buildings under construction/permitting phases
- Close proximity to new 10+/- AC development planned by Baptist Hospital

Property Overview

Pre-leasing new construction retail / medical in Southside Quarter on Gate Parkway.

Offering Summary

| | |
|-----------------------|------------------|
| Lease Rate: | Negotiable |
| Building Size: | 3,825 SF |
| Available SF: | 1,912 - 3,825 SF |
| Year Built: | 2024 |
| Delivery Date: | Spring 2025 |
| Lot Size: | 3.15 Acres |
| Traffic Count: | 17,800 AADT |

For More Information

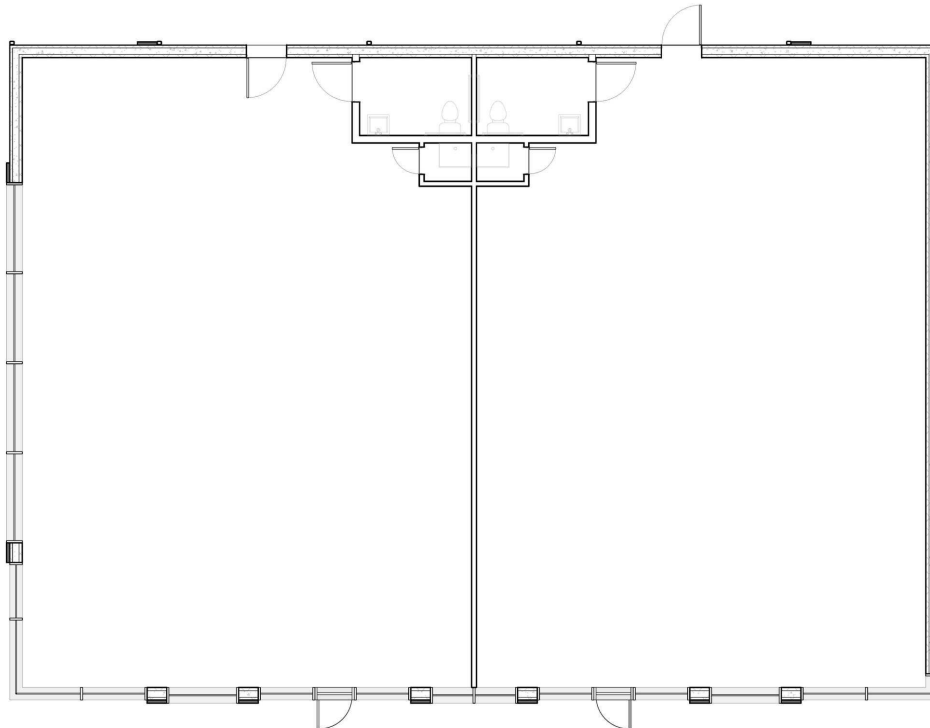


Austin Kay

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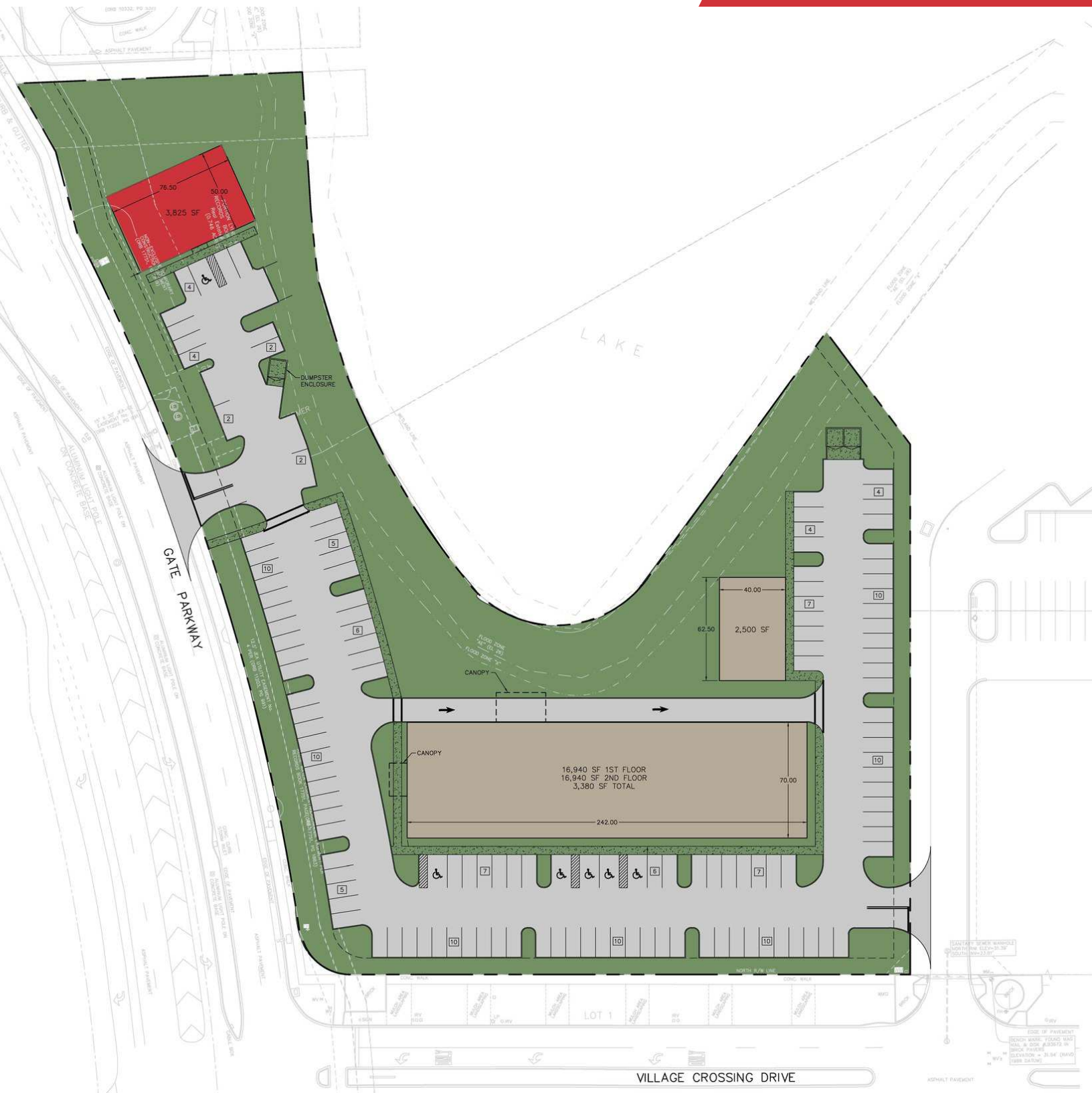
Rendering



Floor Plan

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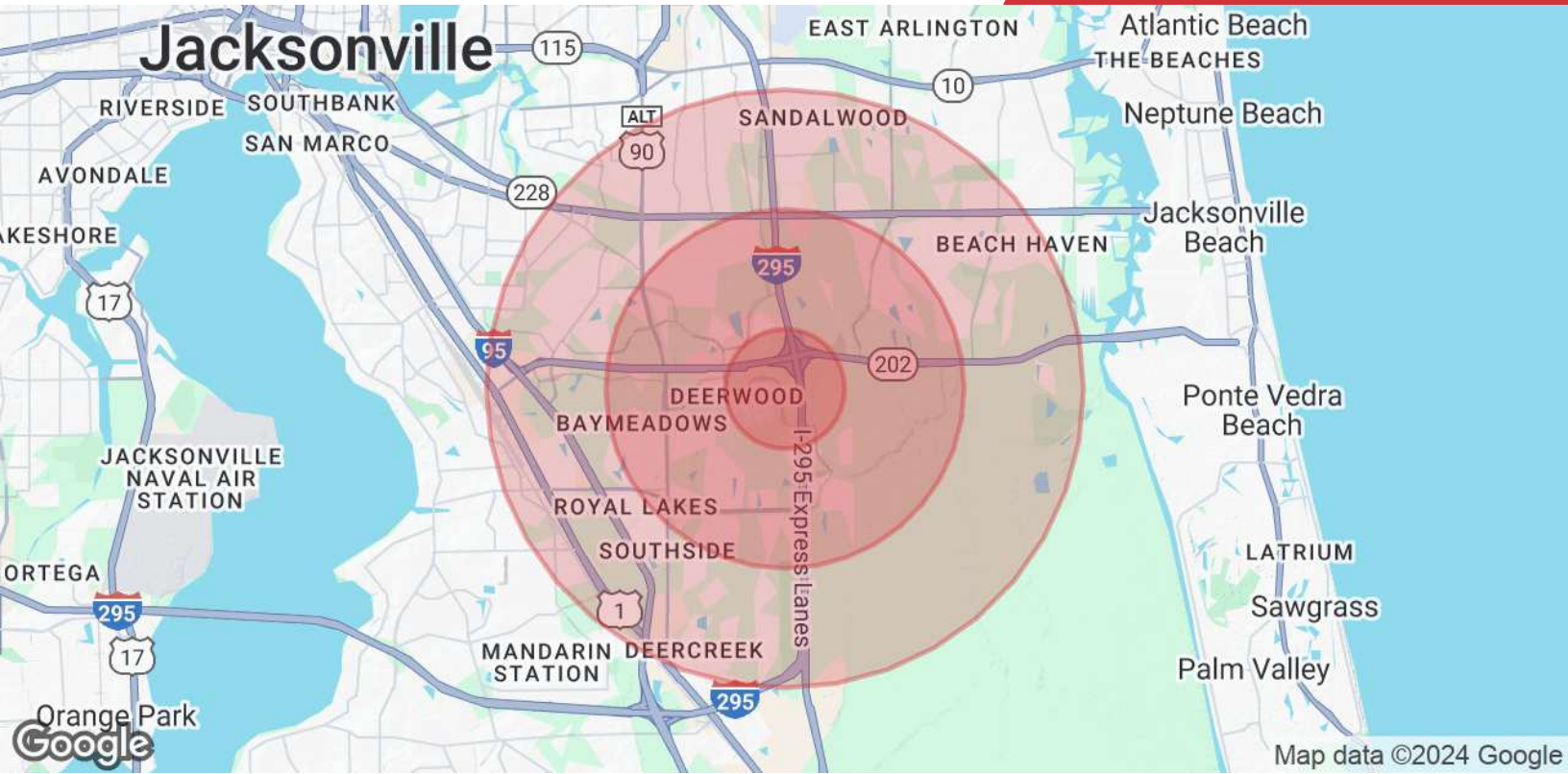
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| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|-----------|-----------|-----------|
| Total Population | 7,141 | 68,985 | 171,040 |
| Average Age | 39 | 38 | 39 |
| Average Age (Male) | 39 | 37 | 38 |
| Average Age (Female) | 39 | 39 | 41 |
| Households & Income | 1 Mile | 3 Miles | 5 Miles |
| Total Households | 3,711 | 30,586 | 73,330 |
| # of Persons per HH | 1.9 | 2.3 | 2.3 |
| Average HH Income | \$117,927 | \$102,927 | \$101,242 |
| Average House Value | \$390,928 | \$354,468 | \$350,841 |

Demographics data derived from AlphaMap