

# FOR LEASE WESTLAND PARK PLAZA

6000 LAKE GRAY BLVD | JACKSONVILLE | FL, 32244

RETAIL

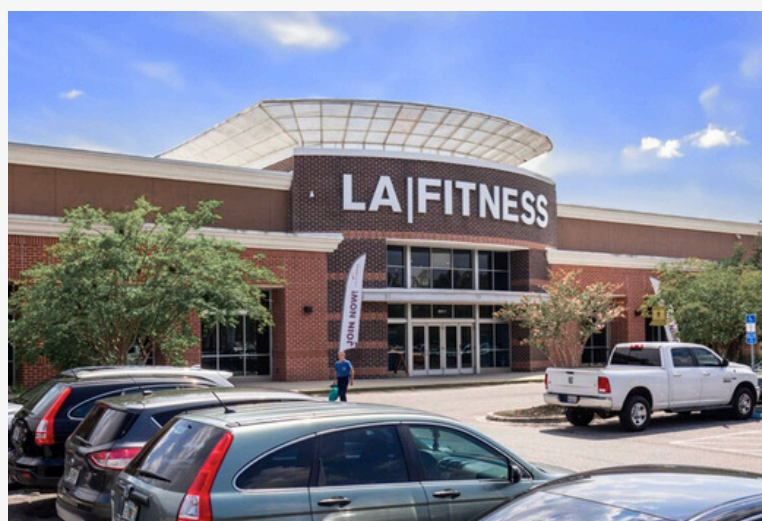
JACKSONVILLE, FL  
POPULATION GROWTH CHANGE: **+17%**

AVERAGE HOUSEHOLD INCOME: **\$85,000**



## PRIME LOCATION, HIGH-GROWTH SUBMARKET:

- Strategically located in one of Florida's fastest-growing and dynamic submarkets with strong demand drivers and rapid residential growth within a 5-mile radius.
- Servicing a robust and affluent trade area of over 220,000 residents, boasting an average household income of \$85,000, projected to grow by 17% over the next five years.
- Superior visibility and accessibility, located at the high-traffic intersection of Blanding Blvd. and Lake Gray Blvd., with 151,000 daily vehicle impressions and immediate access to Interstate 295.
- Anchored by nationally recognized retailers, including LA Fitness, Guitar Center, Plato's Closet, and Once Upon a Child.
- Situated within Jacksonville, Florida's fastest-growing city, where tourism generates \$3.2 billion annually and continues to drive economic growth in the surrounding area.



163,259

EXISTING SQUARE FEET

MAJOR TENANTS



## CONTACT:

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Director of Real Estate

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**Westland  
Park Plaza**

mgoldproperties.com  
MISHORIM GOLD REAL ESTATE INVESTMENTS LTD.

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## PROPERTY INFORMATION

ADDRESS: 6000 Lake Gray Blvd, Jacksonville, FL 32244  
Located at the intersection of the I-295 Beltway and Blanding Blvd.

CENTER SIZE: 163,259 SF

AVAILABLE: 21,260 SF

LEASE RATE: Contact for pricing.

TRAFFIC  
COUNTS: I-295 Beltway 73,500 vpd  
Blanding Blvd. 78,000 vpd

PARKING  
SPACES (RATIO): ±583 Spaces (±3.57 Per 1,000 SF)

FEATURES: High visibility  
Prominent frontage  
Signalized entrance

2029 Estimated Demos	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	8,947	71,195	167,614
AVERAGE HOUSEHOLD INCOME	\$61,820	\$80,110	\$87,844
PERCENTAGE GROWTH	3.49%	4.73%	3.27%

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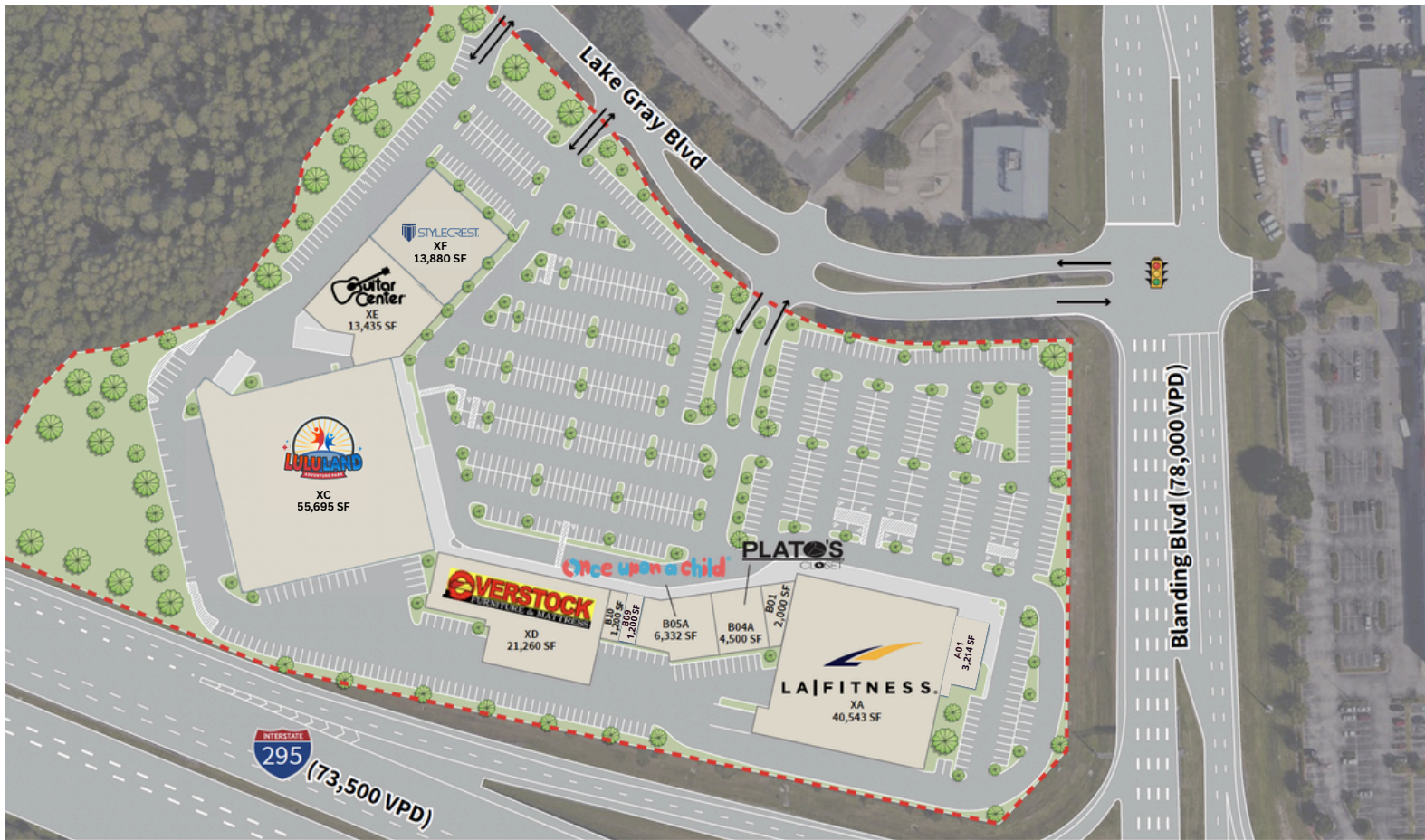


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## SITE PLAN



## TENANCY SUMMARY

0A01	Mobility City of Jacksonville	3,214 SF	XA	LA Fitness	40,543 SF
0B01	Regional Finance	2,000 SF	XC	Lulu Land	55,695 SF
0B04A	Plato's Closet	4,500 SF	XD	Overstock Furniture	21,260 SF
0B05A	Once Upon a Child	6,332 SF	XE	Guitar Center	13,435 SF
0B09	3 Plus Smoke Shop	1,200 SF	XF	StyleCrest	13,880 SF
0B10	Wicked Batter Café	1,200 SF			

