



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:	3,550 SF
Available SF:	1,550 SF
Year Built:	2025
Delivery Date:	Spring 2025
Lot Size:	3.15 Acres
Traffic Count:	17,800 AADT

For More Information

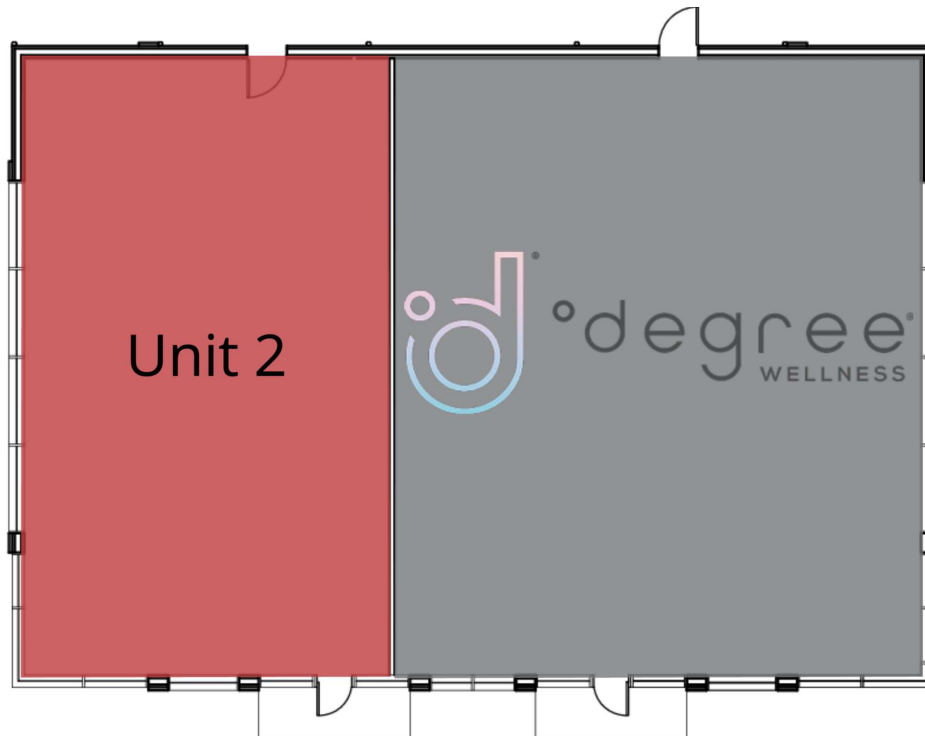


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Rendering



Floor Plan

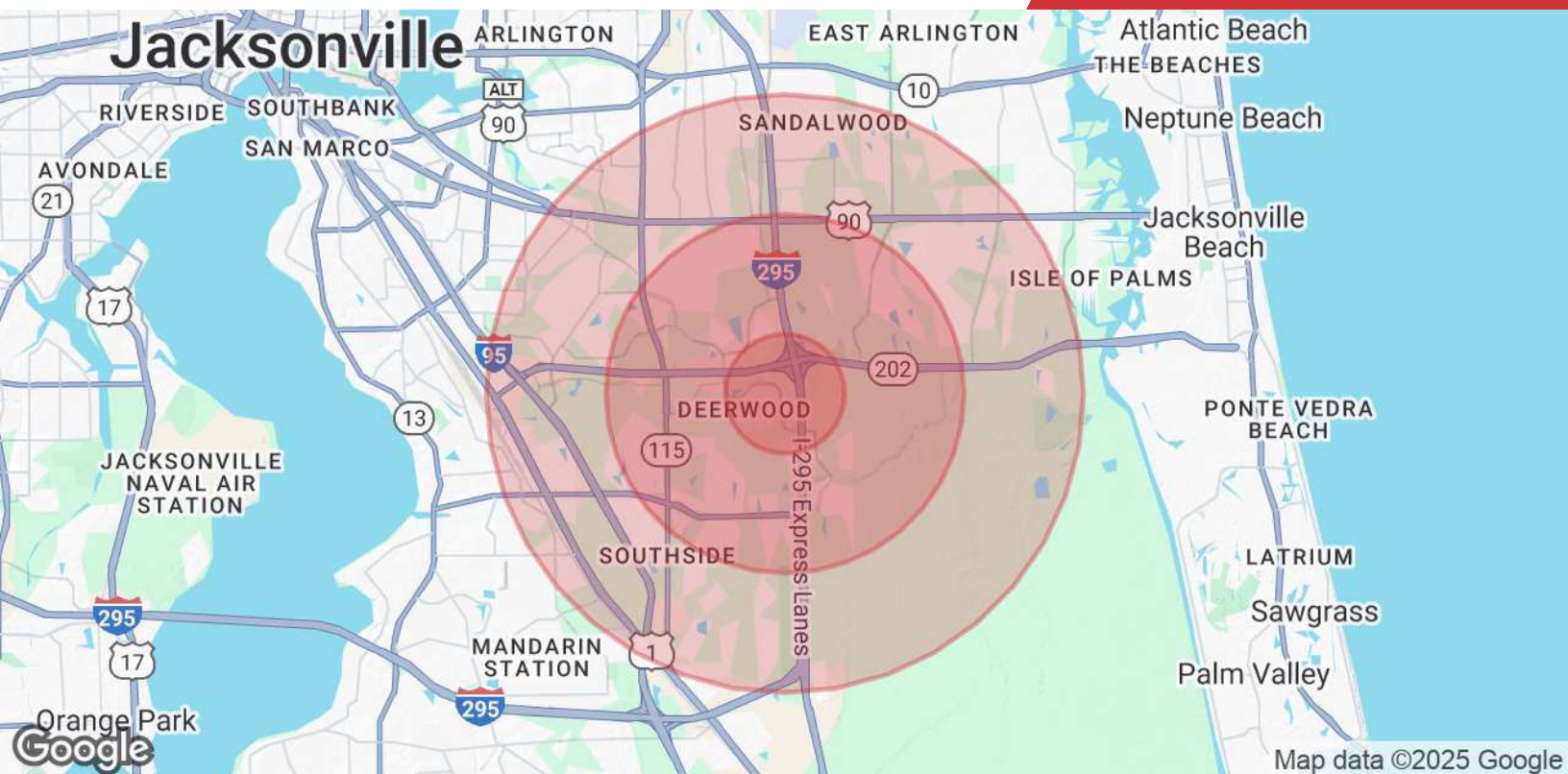




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Population

	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