

Sublease

CBRE

30,000 SF Big Box

SW Jacksonville, FL MSA

8396 Merchants Way | Jacksonville, FL 32222



Retail

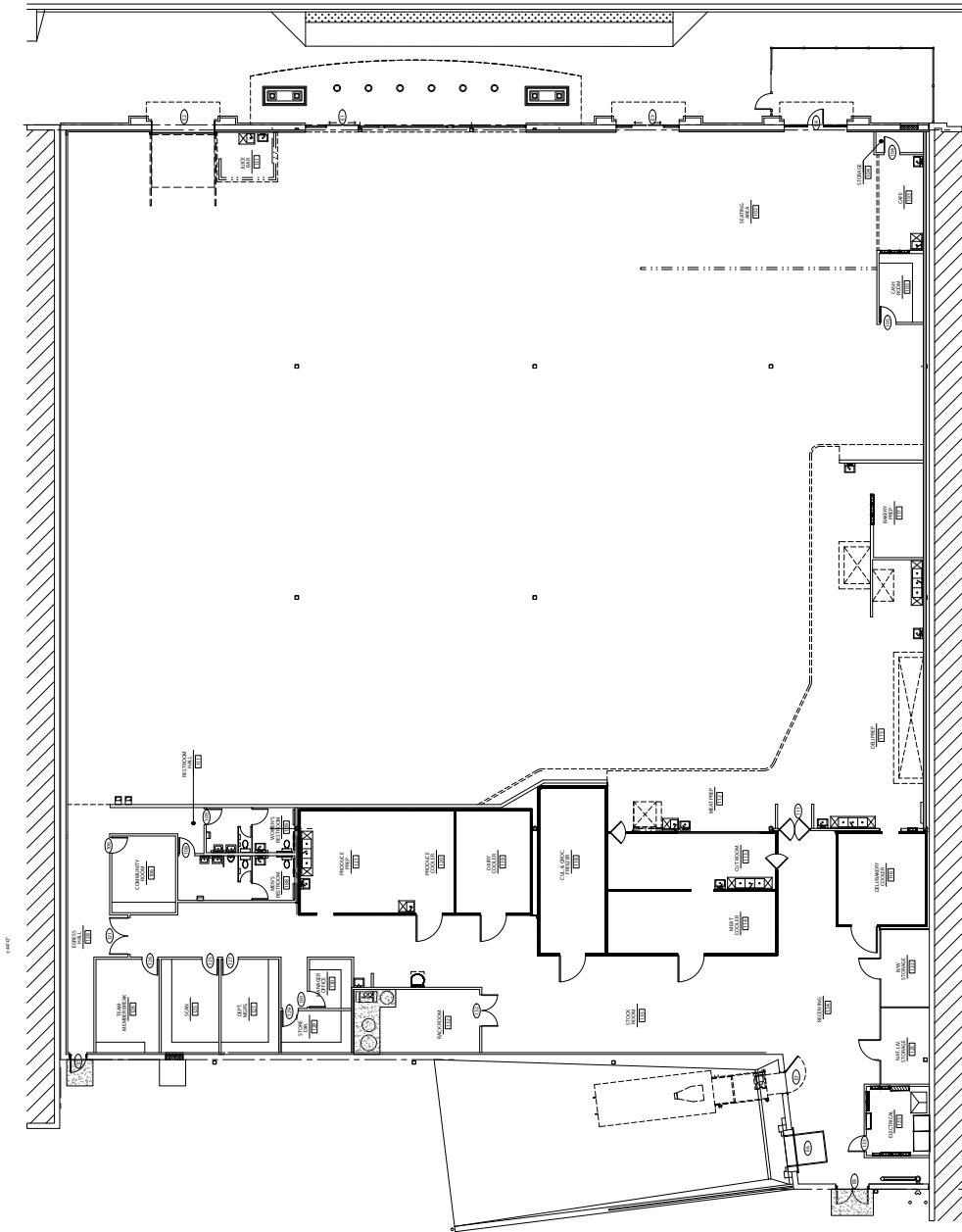
Property Overview

Located in the growing Oakleaf master planned community. The suburb boasts over 31,000 in population with a median household income above \$100,000.

The area remains popular within top-rated school districts, proximity to the Naval Base – NAS Jax, and access to the First Coast Expressway leading to I-10. One of the fastest-growing suburbs in Northeast Florida.



Floor Plan



12'
Clear Height
to Ductwork

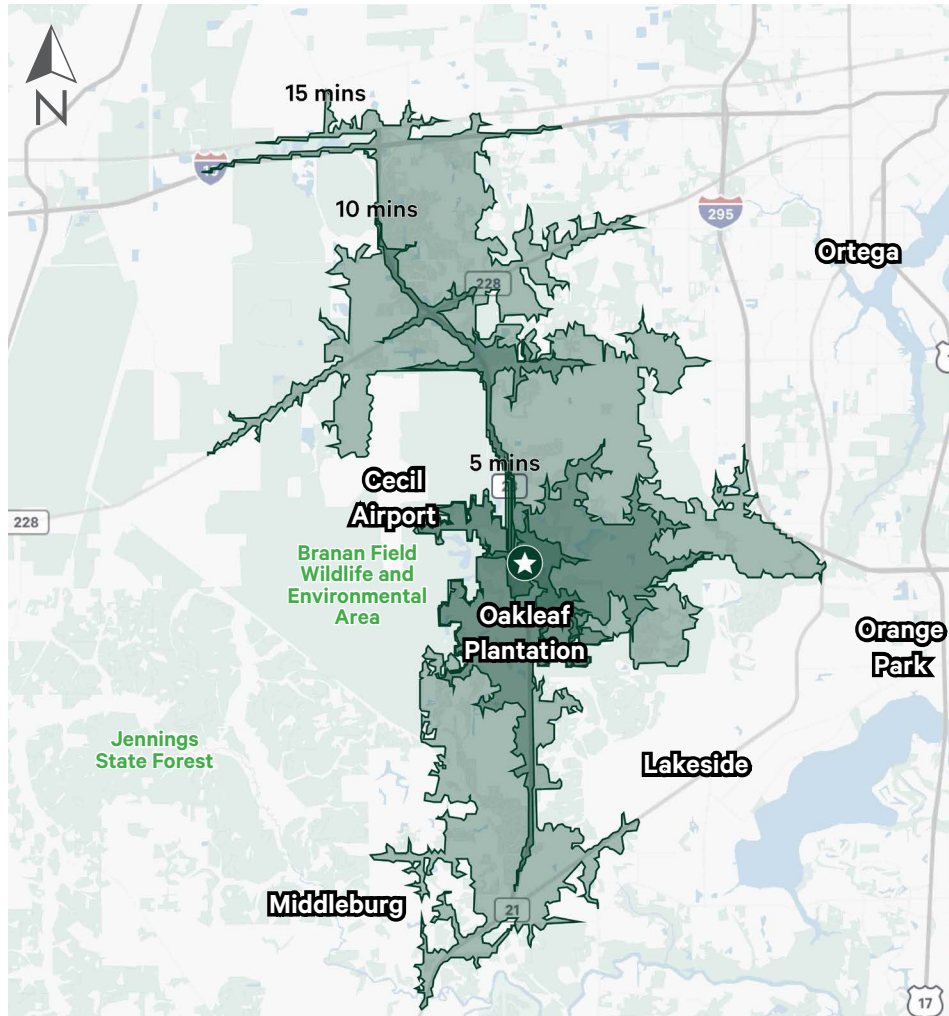
15'5"
to Joists

165'±
Frontage

205 SF
Patio Space

1
Loading Dock

Demographics



10 minute drive time

39,277 **\$108,649**

2025 Daytime Population 2025 Avg HH Income

	5 Minutes	10 Minutes	15 Minutes
2025 Population	9,595	57,764	135,931
2030 Population	9,933	60,619	144,165
2025-2030 Annual Population Growth Rate	0.69%	0.97%	1.18%
2025 Daytime Population	7,621	39,277	97,346
2025 Households	3,248	20,109	48,182
2030 Households	3,420	21,368	51,645
2025 Average Household Income	\$110,874	\$108,649	\$100,873
2030 Average Household Income	\$124,094	\$122,364	\$113,671
2025 Median Age	36	36	36
Bachelor`s Degree	1,830	8,914	17,322
Graduate or Professional Degree	694	3,603	7,664
2025 Median Value of Owner Occ. Housing Units	\$360,454	\$347,420	\$345,206
2025 Average Value of Owner Occ. Housing Units	\$373,001	\$361,009	\$361,310



Contact Us

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