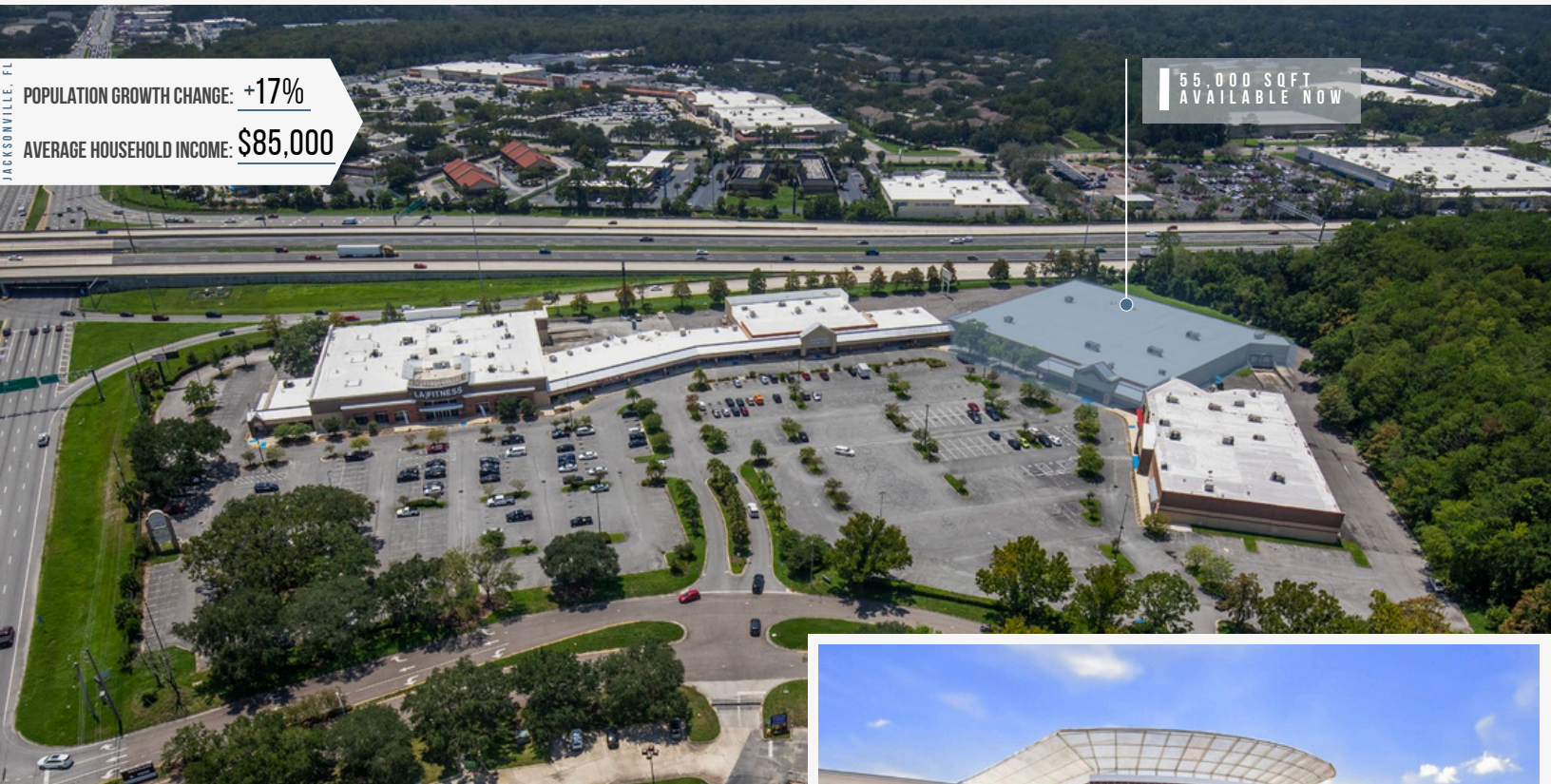


# FOR LEASE WESTLAND PARK PLAZA

6000 LAKE GRAY BLVD | JACKSONVILLE | FL, 32244

RETAIL

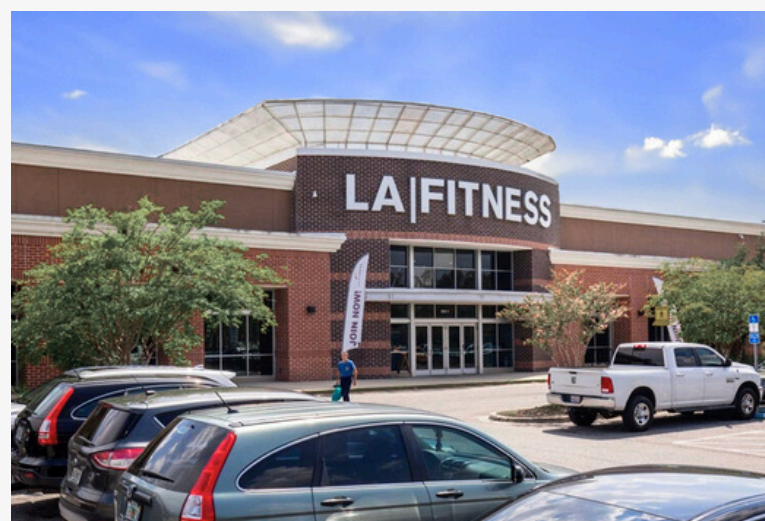


JACKSONVILLE, FL  
POPULATION GROWTH CHANGE: **+17%**  
AVERAGE HOUSEHOLD INCOME: **\$85,000**

55,000 SQFT  
AVAILABLE NOW

## 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 US:

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Vice President

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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:** Suite OA01: 3,214 SF  
Suite OB09: 1,200 SF  
Suite XF: 13,880 SF  
Suite XC: 55,695 SF  
(See attached site plan. Landlord willing to subdivide and combine spaces.)
- LEASE RATE:** Contact Agent for pricing  
\*Major incentives for qualified prospects
- 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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## SITE PLAN



## TENANCY SUMMARY

<b>0A01</b>	<b>AVAILABLE</b>	<b>3,214 SF</b>	<b>XA</b>	<b>LA Fitness</b>	<b>40,543 SF</b>
<b>0B01</b>	<b>Plato's Storage</b>	<b>2,000 SF</b>	<b>XC</b>	<b>AVAILABLE</b>	<b>55,695 SF</b>
<b>0B04A</b>	<b>Plato's Closet</b>	<b>4,500 SF</b>	<b>XD</b>	<b>Overstock Furniture</b>	<b>21,260 SF</b>
<b>0B05A</b>	<b>Once Upon a Child</b>	<b>6,332 SF</b>	<b>XE</b>	<b>Guitar Center</b>	<b>13,435 SF</b>
<b>0B09</b>	<b>AVAILABLE</b>	<b>1,200 SF</b>	<b>XF</b>	<b>AVAILABLE</b>	<b>13,880 SF</b>
<b>0B10</b>	<b>Wicked Batter Café</b>	<b>1,200 SF</b>			

