

OAKLEAF TOWN CENTER

9625-9751 Crosshill Blvd Jacksonville, FL
32222

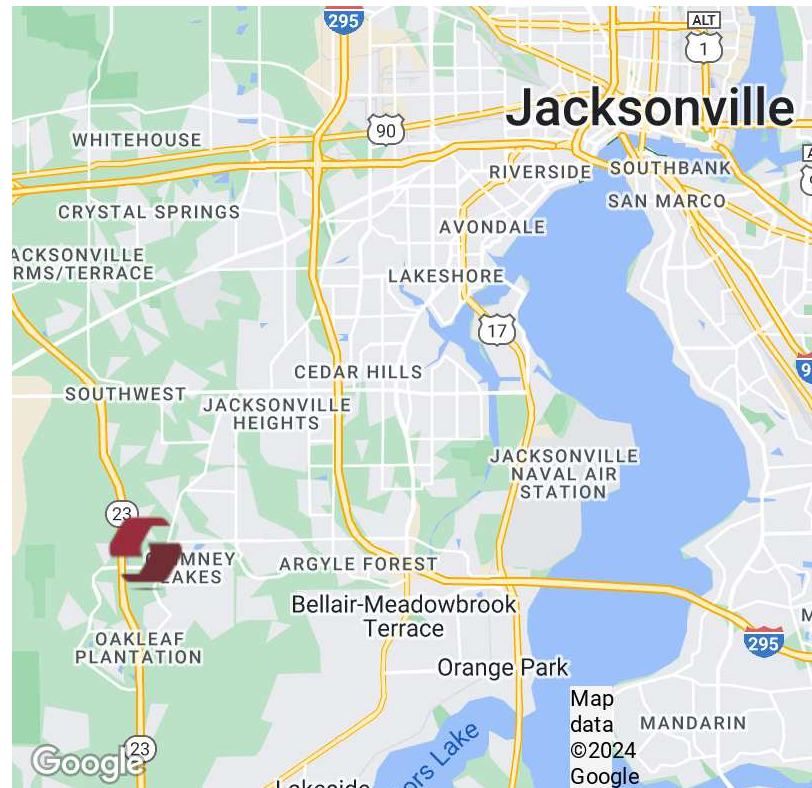


PROPERTY HIGHLIGHTS

- 750,000 SF open-air regional shopping center located in the NW quadrant of the Argyle Forest Boulevard and Old Middleburg Road intersection
- Located within the Oakleaf Plantation DRI in the southwestern portion of Duval County just west of Orange Park
- Oakleaf Town Center is anchored by SuperTarget, Kohls and Home Depot and offers a main street element at the entrance.

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Total Households	18,712	41,044	86,928
Total Population	54,758	116,593	240,731
Average HH Income	\$97,343	\$89,655	\$84,933



The Sembler Company | 800.940.6000 | <https://www.sembler.com>

JESSICA MORENO

727.344.8134

jessica.moreno@sembler.com

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SITE PLAN & AVAILABILITY

99982	Kohl's	95,971 SF	O104	Hair Cuttery	1,300 SF	V102	Coliseum of Comics	3,800 SF
99981	Home Depot	138,968 SF	O106	Coldwell Banker	1,400 SF	V106	Five Guys	2,200 SF
99980	Target	184,700 SF	PE2-PE4	Hobby Lobby	53,830 SF	W101	Dentistry 4 Children	2,976 SF
A101A	SportsClips	1,466 SF	PE5	PetSmart	20,177 SF	W102	Zell Orthodontics	2,928 SF
A101B	Oakleaf Chiropractic	3,776 SF	PS1	Paint on Pottery	1,492 SF	W104	Hallmark	4,512 SF
A101C	Management Office	758 SF	PS2	Cut N Up Barber Shop	1,600 SF	W106	Peterbrooke	1,128 SF
A102	AVAILABLE	8,400 SF	PS3	Pinch A Penny	1,600 SF	X102	Red Bowl	1,800 SF
H102	AVAILABLE	1,800 SF	PW3	HomeGoods	20,344 SF	X106	Keke's Breakfast Cafe	4,200 SF
H106	Knuckle Up Martial Arts	1,800 SF	PW4	Five Below	9,471 SF	Y102	Lane Bryant	6,877 SF
H108	Moe's	2,400 SF	PW5	Maurices	5,000 SF	Y106	My Eye Doctor	3,000 SF
H202	Orange Theory Fitness	3,360 SF	PW6	Big Lots	28,445 SF	Y110	CORA Health	2,025 SF
H206	GNC	1,200 SF	PW7	Ross Dress for Less	29,810 SF	OP-A	Panera Bread	1.54 Acres
H210	Tropical Smoothie	1,440 SF	PW8	Ultra Cosmetics	10,000 SF	OP-B	Jimmy Hulas	1.64 Acres
I101	Panda Express	2,400 SF	R102	Dollar Tree	10,144 SF	OP-C	Zaxby's	1 SF
I106	Avecina Medical Clinic	3,010 SF	R110	Oakleaf Slice	1,955 SF	OP1	Wendy's	1 SF
I110	Simmons Insurance	1,125 SF	S102	Osaka	4,074 SF	OP2	Chili's	1 SF
I202	Lavish Salon	2,000 SF	S104	Uniform-T	4,157 SF	OP3	Burger King	1 SF
I206	Oakleaf Dentistry	2,405 SF	S110	Massage Envy	4,200 SF	OP4	McDonald's	1 SF
I208	Brusters Ice Cream	1,500 SF	T102	Navy Federal Credit Union	4,004 SF	OP5	Chick-Fil-A	1 SF
N102	iFix and Restore	1,200 SF	T104	Noire the Nail Bar	2,902 SF	OP6	Speedway	1 SF
N108	St. Vincent's Medical	4,678 SF	T106	Sally Beauty Supply	1,580 SF	OP7	Chipotle	1 SF
N204	Tiffany Nail	2,602 SF	T108	LEASE PENDING	2,800 SF	OP8	Community First Credit Union	1 SF
N208	AT&T	3,300 SF	U102	Famous Footwear	7,000 SF	OP9	La Nopalera Mexican Restaurant	1 SF
O102	Pizza Hut	1,500 SF	U106	European Wax Center	2,072 SF			

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