



sam's club

LA FITNESS

295

YOUNGERMAN CIR
7,800 VPD

W BELTWAY

70,500 VPD

21

86,000 VPD

SITE

FOR LEASE

Argyle Village

6001 Argyle Forest Blvd. | Jacksonville, FL



SRS

KIMCO
REALTY

Argyle Village

6001 Argyle Forest Blvd. | Jacksonville, FL 32244



1,000-1,500 SF

Available

3 Units

Vacant

Brokers

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ABOUT THE PROPERTY

- Dominant shopping center strategically positioned within the regionally traded submarket of Orange Park, FL
- Located at the southeast corner of the highly travelled intersection of I-295 and Blanding Blvd
- Anchored by Publix, TJ Maxx, Burlington and several strong national and regional co-tenants
- Excellent access at signalized intersection with multiple points of access from Blanding and Argyle Forest Blvd
- In close proximity to NAS JAX, the largest Navy base in the Southeast

JOIN THESE RETAILERS

Publix

TJ-maxx

sam's club

Michaels



Burlington

TRAFFIC COUNTS

State Road 21

86,000 VPD

I-295

70,500 VPD

Argyle Forest Blvd.

38,500 VPD

Year: 2025 | Source: FDOT

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SITE PLAN



#	Tenant	SF
1	Shores Liquor at Argyle	2,000
2	Available	1,000
3	Argyle Dental Center	4,750
4	Prestige Barber	1,000
5	H&R Block	3,000
6	Burlington	48,945
7	TJ Maxx	30,036
8	Renna's Pizza	1,750
9	Edible Arrangements	1,050
10	Noire the Nail Bar	1,400
11	America's Best Contacts & Eyeglasses	2,800
12	Available	1,400
13	The UPS Store	1,400
14	Merle Norman Cosmetics	1,400
15	South of Philly	1,750
16	Burlington	25,978
17	Michaels	24,022
18	Skechers	9,475
19	AT&T Authorized Retailer	3,500
20	China Buffet	6,000
21	Sundays Sun Spa Shop	2,200
22	Leslie's	3,300
23	Wild Birds Unlimited of Jacksonville	1,500
24	Available	1,500
25	Publix	51,420
26	Beauty Max	5,000
27	Dollar Tree	13,764
28	L&L Hawaiian Grill	1,600
29	Five Below	8,036
30	American Signature Furniture	45,530

Jacksonville, FL



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DEMOGRAPHIC HIGHLIGHTS

1 MILE

9,607	11,995	\$62,855	4,252
Population	Total Daytime Population	Average Household Income	Total Households

3 MILES

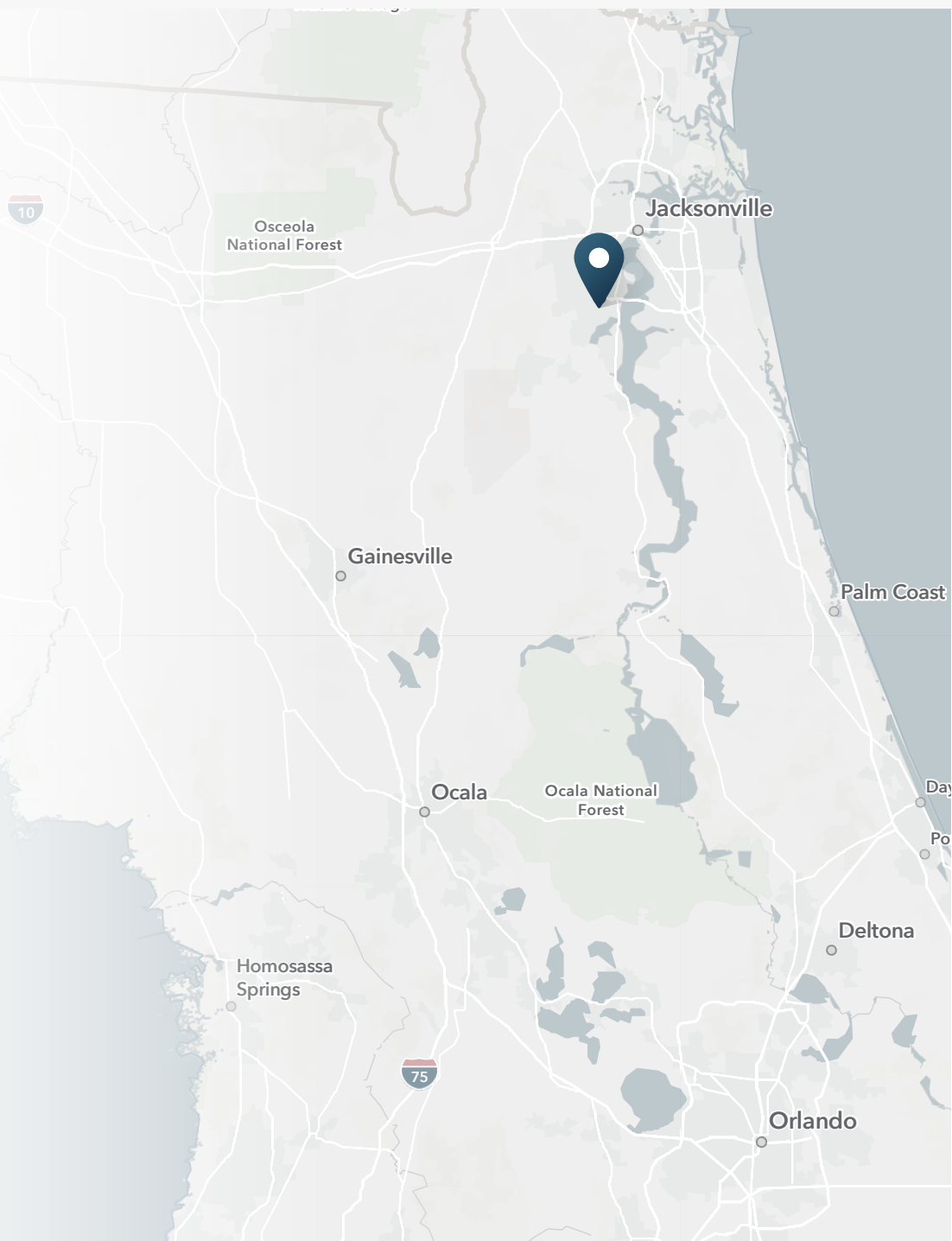
71,921	64,295	\$83,546	28,692
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

160,340	142,166	\$90,092	61,844
Population	Total Daytime Population	Average Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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