



OAK PLAZA

716 NEW BERLIN RD. JACKSONVILLE, FL

1,179 SF AVAILABLE

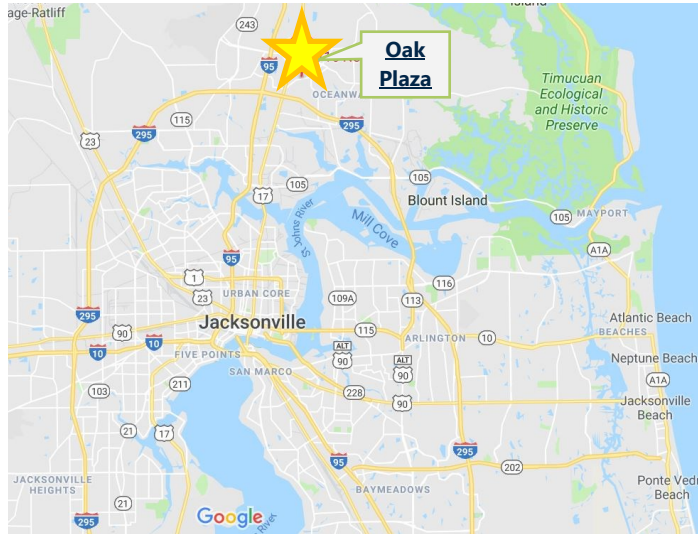
- ◆ ± 18,767 SF SHOPPING CENTER
- ◆ EASY ACCESS TO I-295, I-95 AND MAIN STREET
- ◆ 1.5 MILES FROM RIVER CITY MARKETPLACE
- ◆ NATIONAL TENANTS INCLUDE DOLLAR GENERAL AND SHERWIN WILLIAMS

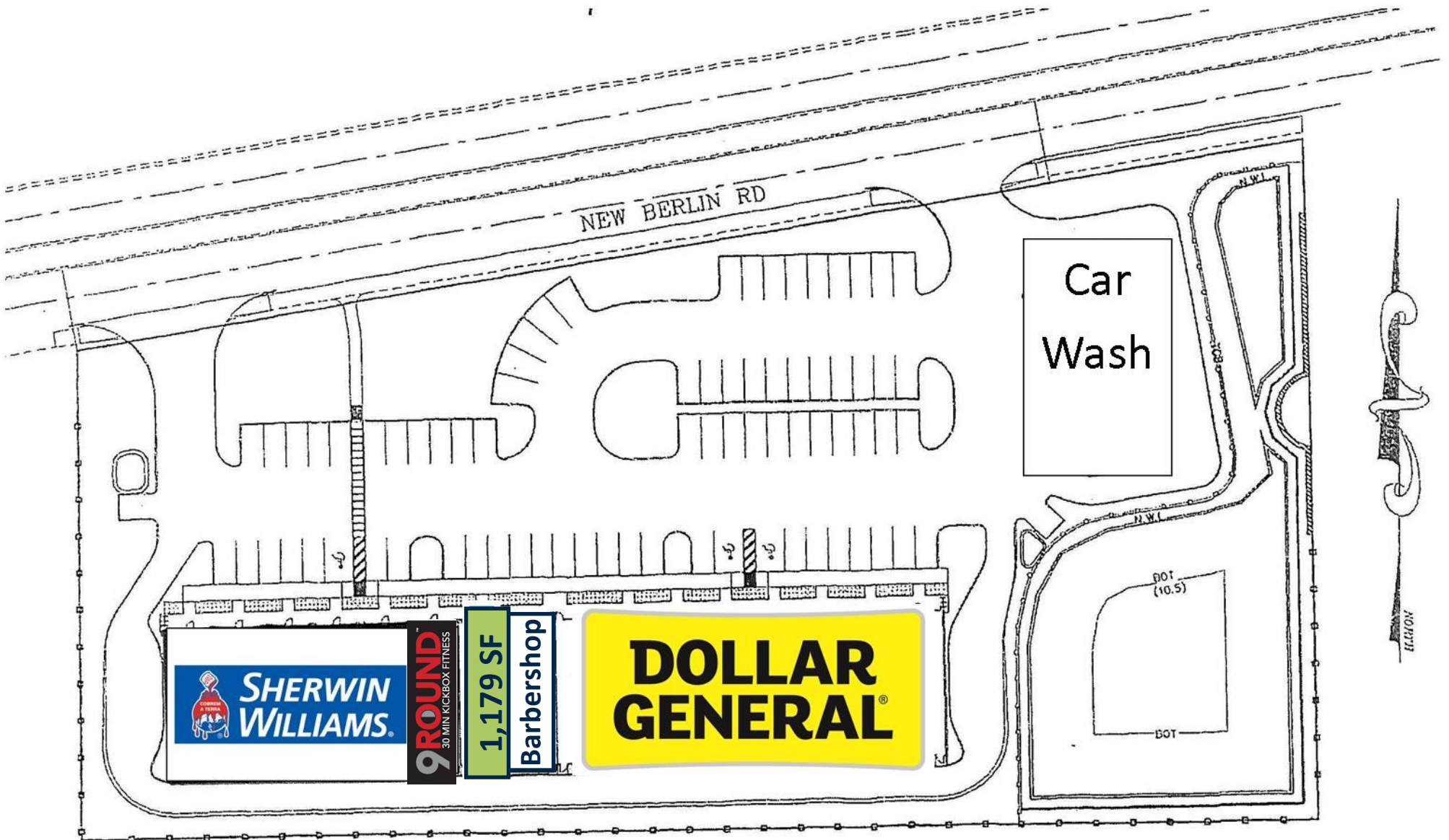
DEMOGRAPHICS

	ONE MILE	THREE MILES	FIVE MILES
POPULATION	6,020	32,884	68,842
DAYTIME POP.	1,572	13,314	23,701
AVG. HH INCOME	\$70,263	\$79,242	\$80,094

TRAFFIC COUNTS

I-295 & HWY 17	69,961	I-4 & Hwy 17W	72,500
	VPD		VPD





TENANT LIST

1	SHERWIN-WILLIAMS	5,845 SF	13	AVAILABLE 11/01/24	1,179 SF	17	DOLLAR GENERAL	9,385 SF
11	9 ROUND	1,179 SF	15	PRECISION GROOMING	1,179 SF			