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For Lease

Publix Outparcels Available

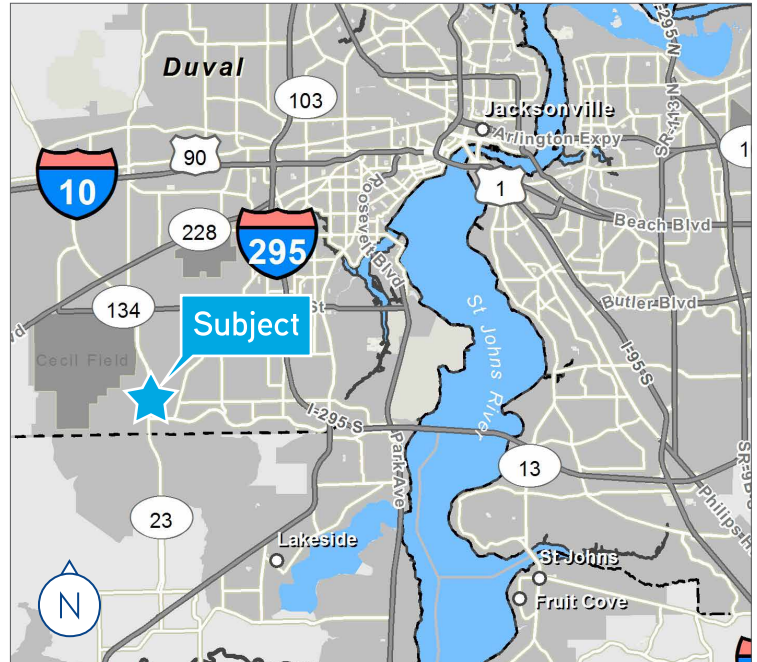
Oakleaf Plantation Pkwy. | Orange Park, FL 32065



Click to view the video

Site Features

- 1.03± - 2.35± AC Publix outparcels for ground lease
- Allowable uses include restaurant, retail, daycare and more
- Located at the south end of the master planned Oakleaf Community, the second fastest growing community in NE Florida with over 8,665 total housing units
- 200 acre mixed-use project under construction across Oakleaf Plantation Pkwy.
- Property is located at the interchange for the new Brannan Field/Chaffee First Coast Expy.
- Oakleaf High School (2,375 students) and St. Vincent's Medical Center (106-bed, full service hospital) in close proximity
- Ground lease per acre: \$95,000 per year



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Site Plan & Demographics



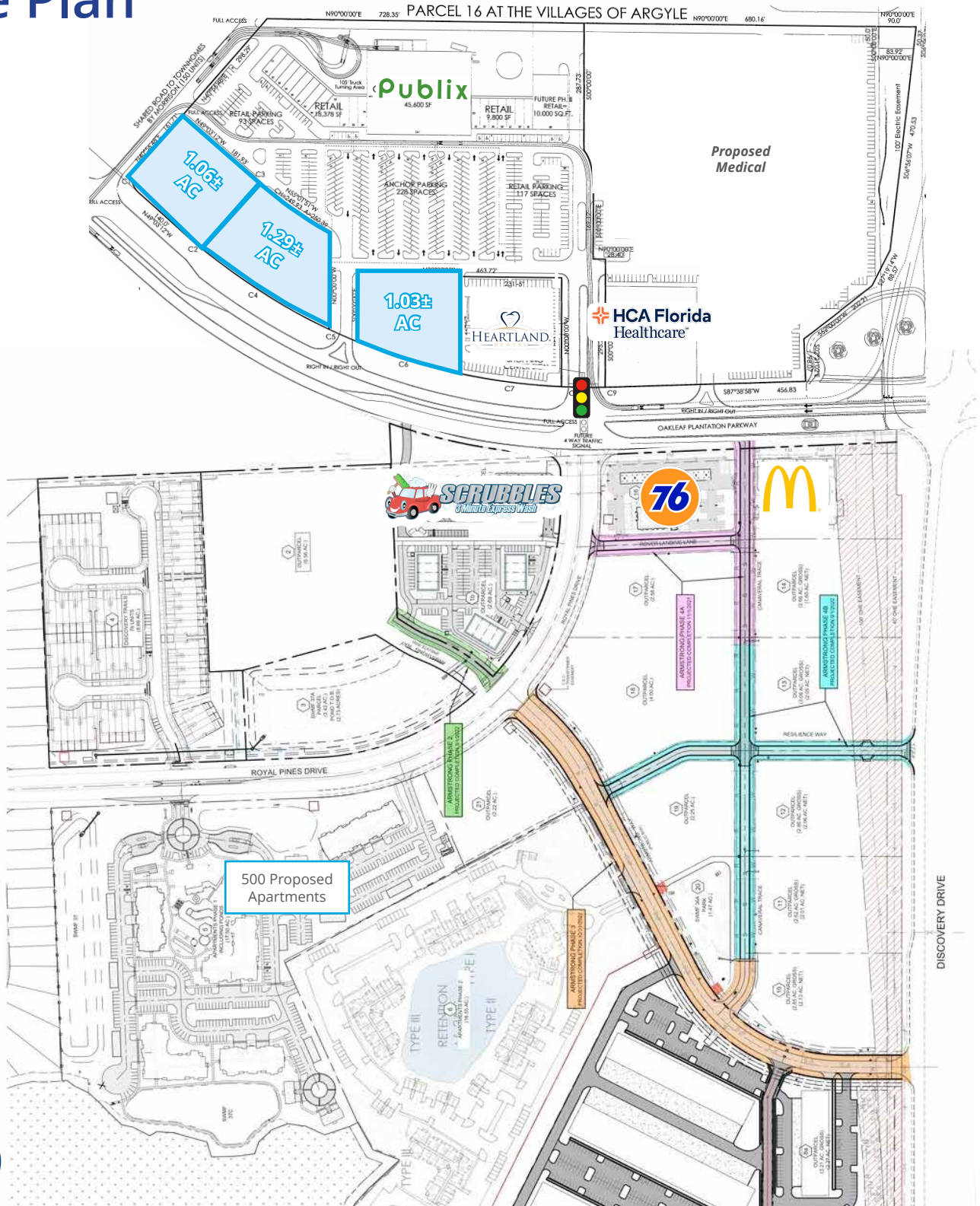
Demographics	1 Mile	3 Mile	5 Mile
2023 Population	11,138	50,529	106,284
2028 Projected Population	11,361	52,453	108,474
2023 Average Household Income	\$107,430	\$105,844	\$97,612

Source: ESRI Business Analyst Online

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Site Plan



REPLACE WITH SUITABLE MATERIAL.
 (CONCRETE IS ALLOWED IN LIEU OF ASPHALT)
ARMSTRONG WAY TYPICAL SECTION
 (PHASE 3)



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