

For Lease

## Publix Outparcels Available

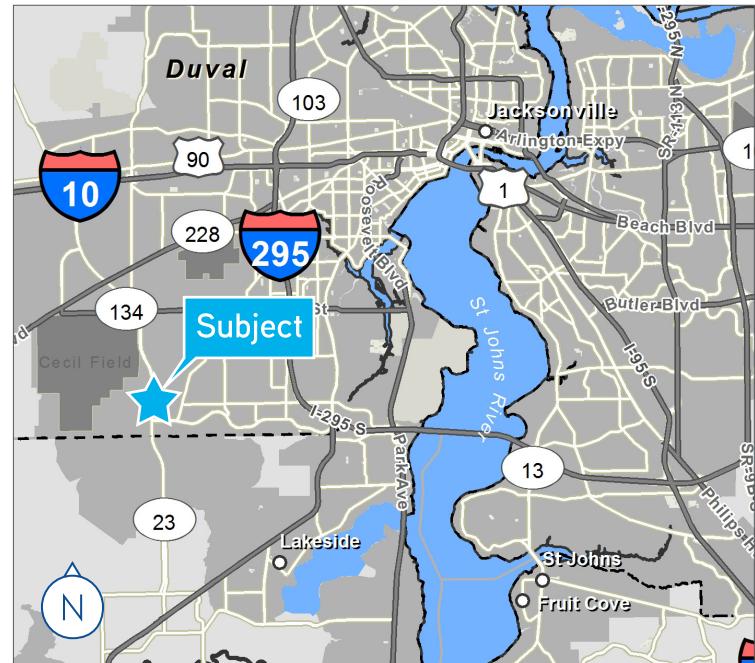
Oakleaf Plantation Pkwy. | Orange Park, FL 32065



Click to View  
Trade Area  
Video

### Site Features

- Publix outparcels for ground lease, 1.03± up to 2.35± AC
- 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



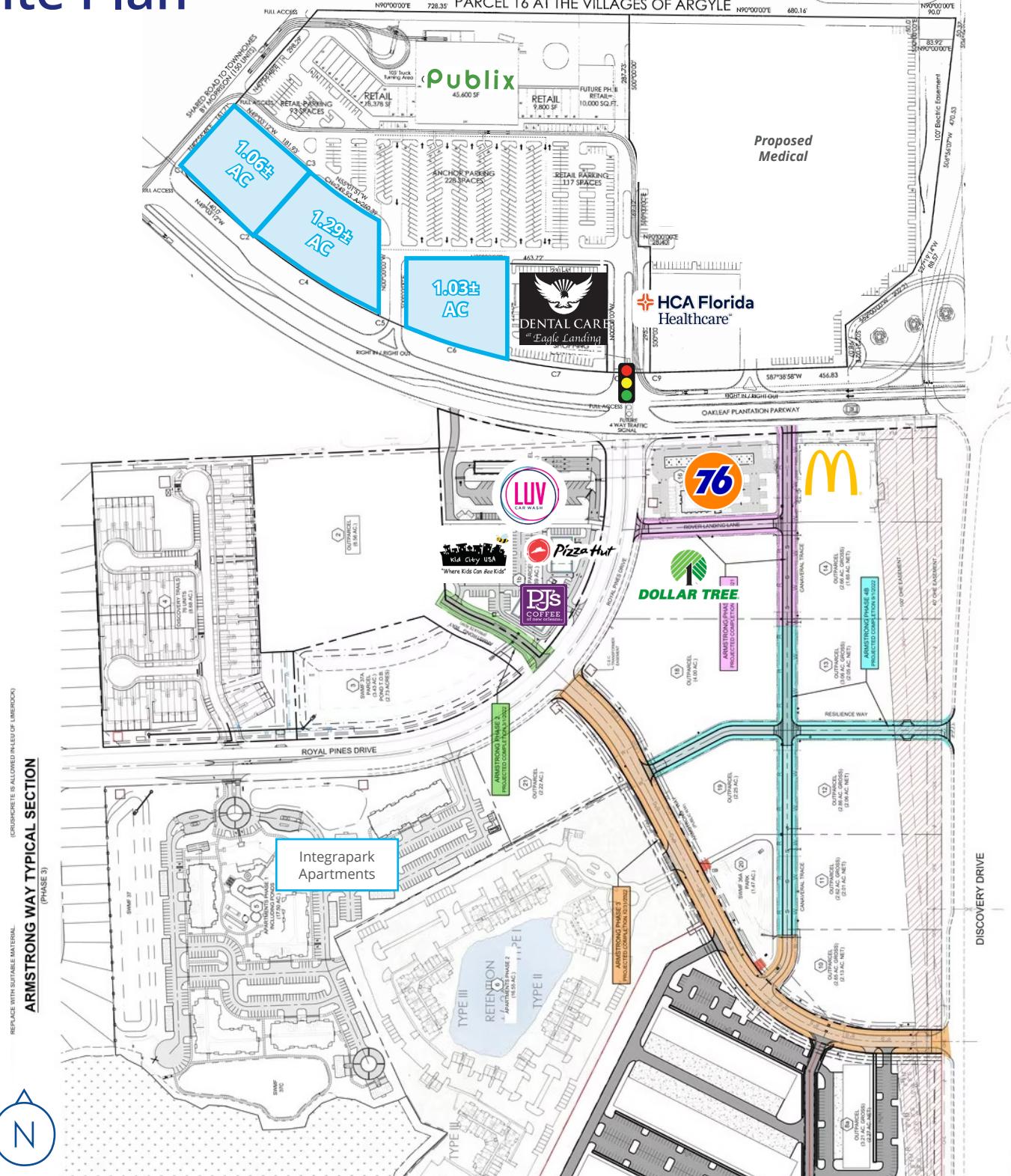
Demographics	1 Mile	3 Mile	5 Mile
2025 Population	7,939	50,356	112,138
2030 Projected Population	8,964	54,807	118,168
2025 Average Household Income	\$115,638	\$118,932	\$109,003

Source: ESRI Business Analyst Online

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