

# MANDARIN CENTRAL

11018 Old St. Augustine Rd, Jacksonville, FL 32257

FOR LEASE



## DEMOGRAPHICS

### POPULATION



1 MILE	13,775
3 MILE	70,589
5 MILE	140,652

### HOUSEHOLDS



1 MILE	6,115
3 MILE	28,703
5 MILE	59,392

### DAYTIME POPULATION



1 MILE	6,394
3 MILE	50,533
5 MILE	113,372

### AVE. HOUSEHOLD INCOME



1 MILE	\$86,556
3 MILE	\$132,087
5 MILE	\$128,868

### DAILY TRAFFIC COUNT



OLD ST. AUG RD	40,500 AADT
I-295	139,000 AADT

## PROPERTY OVERVIEW

- **Space Available:** 1,225 - 2,100 SF
- Outparcel Opportunity
- Mandarin Central Shopping Center is positioned adjacent to Old St Augustine Plaza, with anchor tenants including Publix, Hobby Lobby, and LA Fitness
- Easy access to I-295 with a traffic count of 139K cars per day
- Shopping center recently renovated with façade updates
- Enhanced visibility through two sizable pylon signs
- Traffic count of 40,500 cars per day on Old St. Augustine Rd



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SUITE	OCCUPANT	SF
101	HANDICRAFT CLEANERS, LLC	2,100
103	NATURAL ENVIRONMENT AQUATIX	3,150
105	ALLIED MARKETING INSURANCE	1,050
106	AIRSOFT BARRACKS	1,540
107	SALENTO STEAKHOUSE	4,725
110	ARTHUR MURRAY DANCE STUDIO	3,150
111	BICYCLE CLINIC	1,050
112	ALLSTATE	1,505
113	ICE CREAM SHOP	1,050
114	GREAT CLIPS	1,505
115	DOLLAR GENERAL	5,250

SUITE	OCCUPANT	SF
117	JIMMY'S PAWN	1,260
118	LITTLE CHINA	1,470
119	ADVANCE AMERICA	1,470
120	US HEARING AID CENTER	1,050
121	PAMPER ME PINK	1,050
122	DE JAVU SALON	1,575
123	CBD CAFÉ ROOM	1,400
124	AVAILABLE	1,225
125	EXOTIC SMOKE & VAPE	2,100
126 A	AVAILABLE	2,100
126	CRYSTAL NAILS	1,050

SUITE	OCCUPANT	SF
127	HONG WANG MASSAGE	1,050
128	AVAILABLE	1,400
131-133	JAVA GAME HAUS	5,370
134	1ST IMPRESSIONS BARBERSHOP	1,050
135	ART OF DANCE	2,975
137	TIENDA CASA MAYA	2,275
139	TANIA AFRICAN HAIR BRAIDING	1,050
140	SPECTRUM THRIFT STORE	4,811
141	PIZZA HUT	1,400
OP	OUTPARCEL OPPORTUNITY (ABILITY TO INCREASE SIZE)	











