

CBRE

23



30,000± SF

# Oakleaf Retail

Sublease

8396 Merchants Way  
Jacksonville, FL 32222

# Property Information

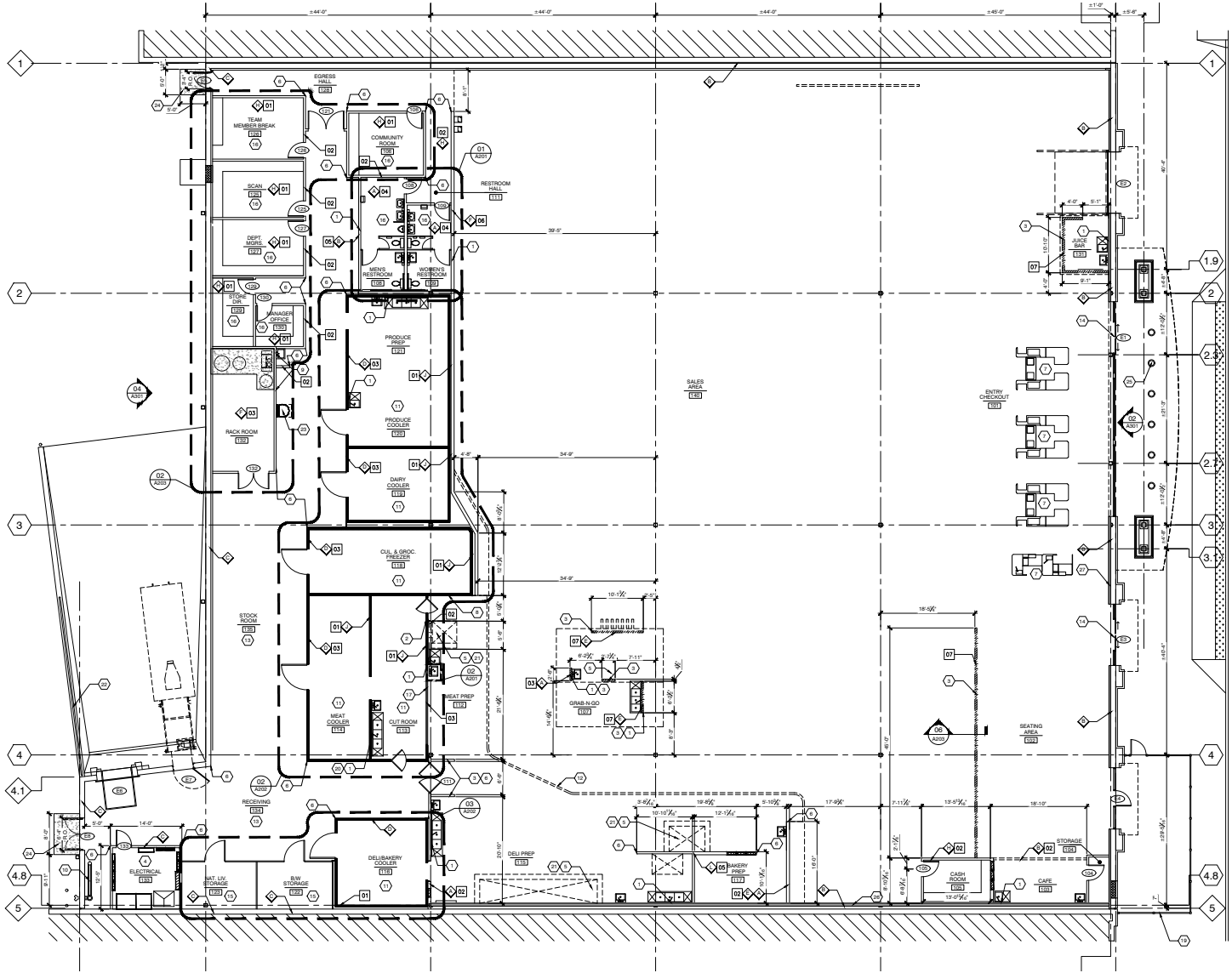
- Subleasing Kroger space (30,000 SF)
- Located in Oakleaf Plantation Drive, slated to have over 11,000 residential units at build-out
- Outparcels pads available 34,500 VPD on Argyle Forest Blvd

# Tenants

- Epic Theatre
- Bank of America
- Gator's Dockside
- NYC Street Food
- Bailey' Gym



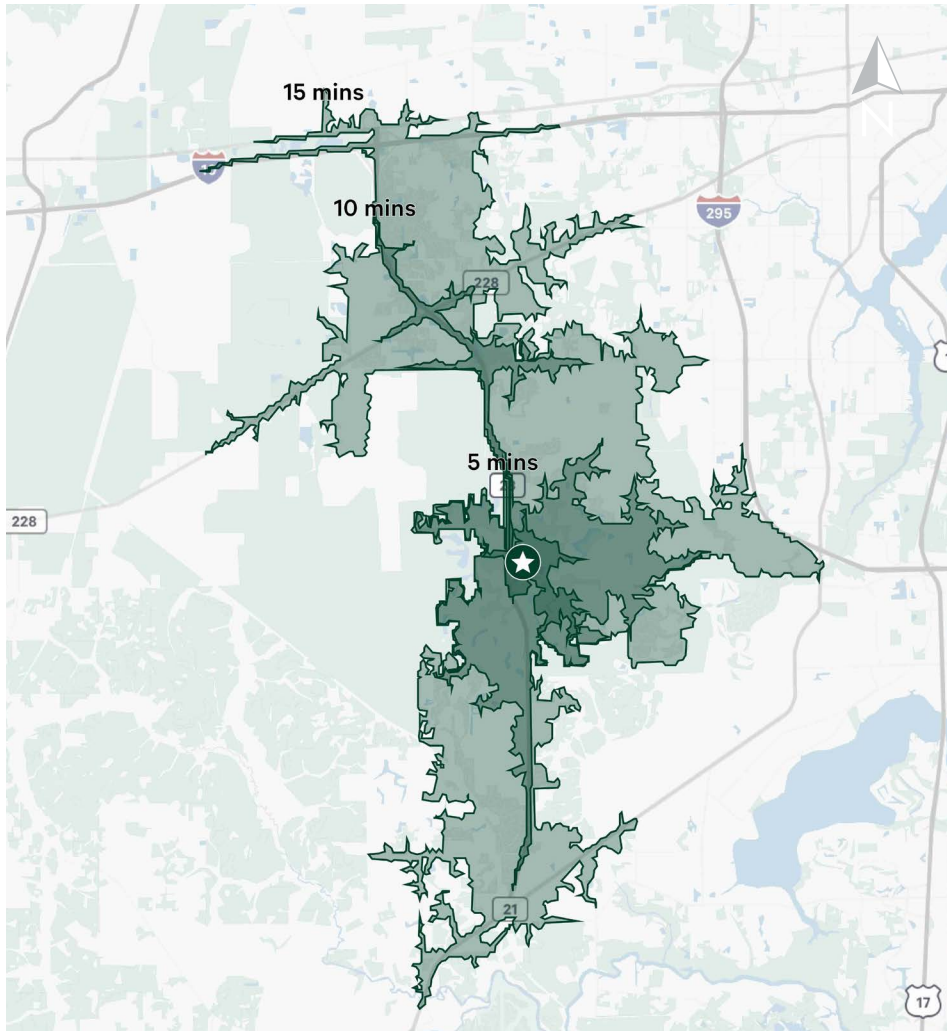
# Floor Plan



# Trade Aerial



# Area Demographics



|  | 5 Minutes | 10 Minutes | 15 Minutes |
|--|-----------|------------|------------|
| 2024 Population                                | 2,262     | 47,538     | 116,418    |
| 2029 Population                                | 2,526     | 49,378     | 122,399    |
| 2024-2029 Annual Population Growth Rate        | 2.23%     | 0.76%      | 1.01%      |
| 2024 Population                                | 2,262     | 47,538     | 116,418    |
| 2024 Daytime Population                        | 2,849     | 30,486     | 79,380     |
| 2024 Households                                | 858       | 16,214     | 40,613     |
| 2029 Households                                | 980       | 17,194     | 43,430     |
| 2024 Average Household Income                  | \$108,154 | \$110,235  | \$99,845   |
| 2029 Average Household Income                  | \$126,809 | \$127,328  | \$116,300  |
| 2024 Median Household Income                   | \$101,910 | \$100,396  | \$87,447   |
| 2029 Median Household Income                   | \$110,321 | \$108,270  | \$101,018  |
| 2024 Median Age                                | 36.30     | 36.00      | 35.80      |
| Bachelor `s Degree                             | 406       | 7,653      | 14,773     |
| Graduate or Professional Degree                | 127       | 3,013      | 6,102      |
| 2024 Median Value of Owner Occ. Housing Units  | \$348,093 | \$341,196  | \$333,862  |
| 2024 Average Value of Owner Occ. Housing Units | \$354,627 | \$354,180  | \$349,474  |



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