



sam's club

LA FITNESS

Splitz

295



W BELTWAY

SOUND TUBE

QUALITY

6

YOUNGERMAN CIR 7,800 VPD

70,500 VPD



CMS IMAGING INC

AMERICAN SIGNATURE FURNITURE

Red Roof

CAKE SLICE

MISSION BBQ

Allstar Gym Inc

FIVE BELOW

DOLLAR TREE

CHUCK E CHEESE

DICKS WINGS & GRILL

CARRABBA'S ITALIAN GRILL

21

Publix

Bank OZK

PNC

Denny's

Super 8

COUNTRY INN & SUITES

SITE



LESLIE'S

SKECHERS

Michael's

Burlington

CIRCLE K

CHIPOTLE MEXICAN

bundt

Starbucks

ups

TJ-maxx

LONGHORN STEAKHOUSE

Wendy's



86,000 VPD

FOR LEASE

Argyle Village

6001 Argyle Forest Blvd. | Jacksonville, FL



SRS

KIMCO REALTY

Argyle Village

6001 Argyle Forest Blvd. | Jacksonville, FL 32244



1,000-1,500 SF

Available

3 Units

Vacant

Brokers

Chris Stewart

chris.stewart@srsre.com

Stephanie McCullough

stephanie.mccullough@srsre.com

Annie Lee O'Steen

annie.osteen@srsre.com

ABOUT THE PROPERTY

- Dominant shopping center strategically positioned within the regionally traded submarket of Orange Park, FL
- Located at the southeast corner of the highly travelled intersection of I-295 and Blanding Blvd
- Anchored by Publix, TJ Maxx, Burlington and several strong national and regional co-tenants
- Excellent access at signalized intersection with multiple points of access from Blanding and Argyle Forest Blvd
- In close proximity to NAS JAX, the largest Navy base in the Southeast

JOIN THESE RETAILERS

Publix

TJ-maxx

sam's club

Michaels



Burlington

TRAFFIC COUNTS

State Road 21

86,000 VPD

I-295

70,500 VPD

Argyle Forest Blvd.

38,500 VPD

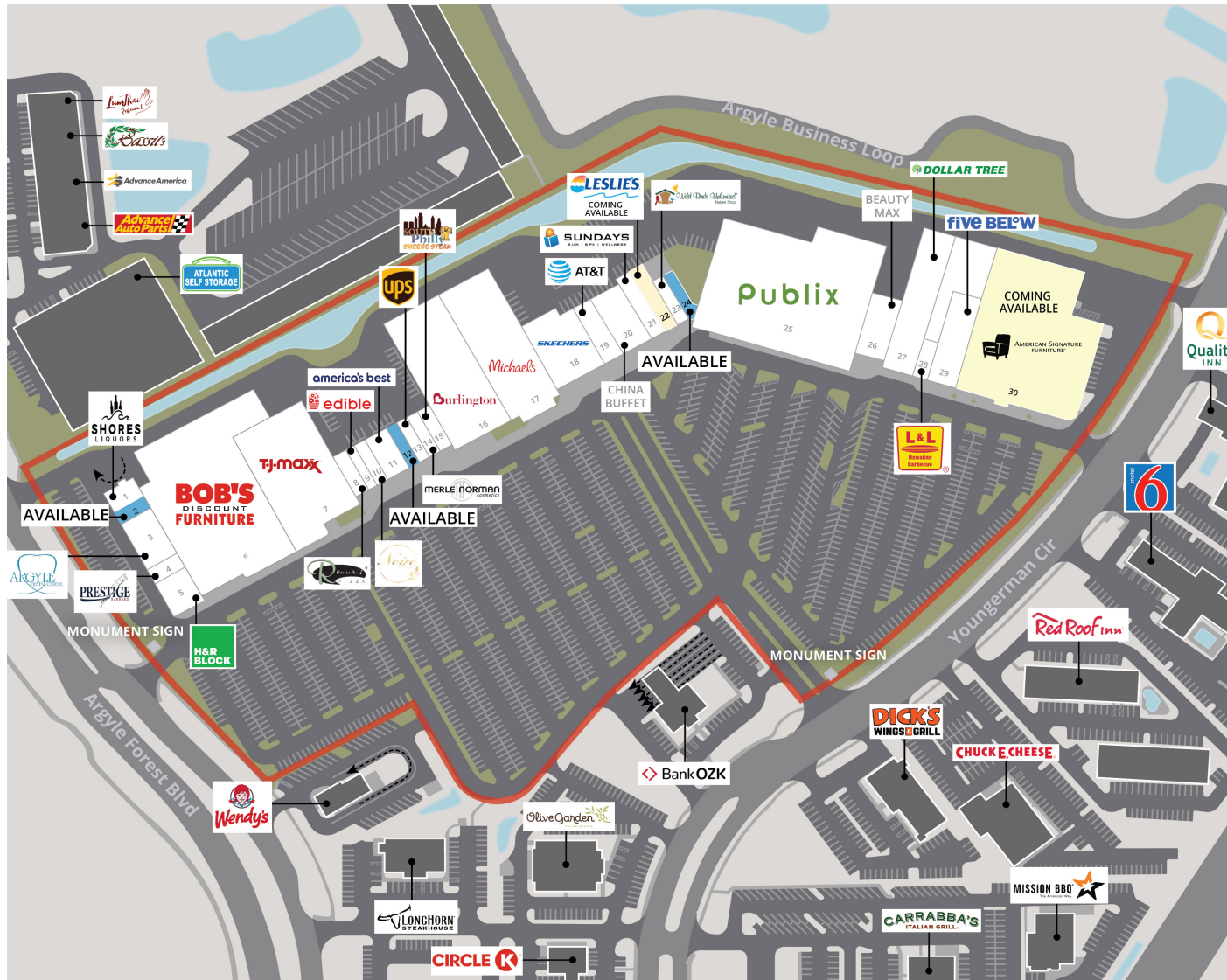
Year: 2025 | Source: FDOT

Argyle Village

6001 Argyle Forest Blvd. | Jacksonville, FL 32244



SITE PLAN



#	Tenant	SF
1	Shores Liquor at Argyle	2,000
2	Available	1,000
3	Argyle Dental Center	4,750
4	Prestige Barber	1,000
5	H&R Block	3,000
6	Bob's Furniture	48,945
7	TJ Maxx	30,036
8	Renna's Pizza	1,750
9	Edible Arrangements	1,050
10	Noire the Nail Bar	1,400
11	America's Best Contacts & Eyeglasses	2,800
12	Available	1,400
13	The UPS Store	1,400
14	Merle Norman Cosmetics	1,400
15	South of Philly	1,750
16	Burlington	25,978
17	Michaels	24,022
18	Skechers	9,475
19	AT&T Authorized Retailer	3,500
20	China Buffet	6,000
21	Sundays Sun Spa Shop	2,200
22	Leslie's	3,300
23	Wild Birds Unlimited of Jacksonville	1,500
24	Available	1,500
25	Publix	51,420
26	Beauty Max	5,000
27	Dollar Tree	13,764
28	L&L Hawaiian Grill	1,600
29	Five Below	8,036
30	American Signature Furniture	45,530

DEMOGRAPHIC HIGHLIGHTS

1 MILE

9,607 Population	11,995 Total Daytime Population	\$62,855 Average Household Income	4,252 Total Households
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3 MILES

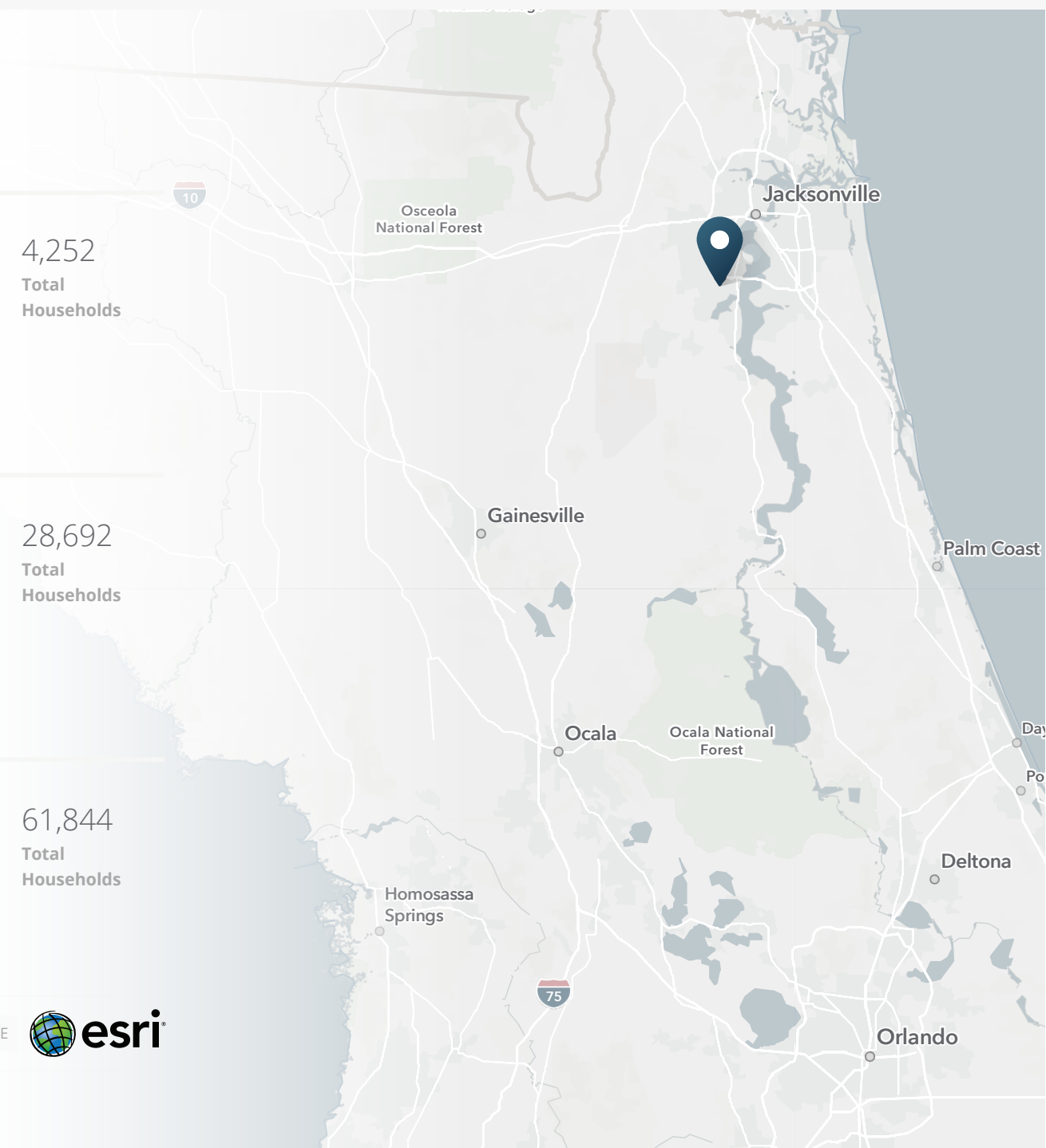
71,921 Population	64,295 Total Daytime Population	\$83,546 Average Household Income	28,692 Total Households
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5 MILES

160,340 Population	142,166 Total Daytime Population	\$90,092 Average Household Income	61,844 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE 





SRS Real Estate Partners

1301 Riverplace Blvd, Suite 800
Jacksonville, FL 32207
904.758.8875

Chris Stewart
813.760.8897
chris.stewart@srsre.com

Stephanie McCullough
904.595.6128
stephanie.mccullough@srsre.com

Annie Lee O'Steen
904.758.8913
annie.osteen@srsre.com

SRSRE.COM

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