

CROSSROADS SQUARE

8102 BLANDING BLVD | JACKSONVILLE, FL 32244

End Cap With Visibility
From Blanding Blvd



YOUR
SIGN
HERE

World's Best
Saltwater

KIDS
EMPIRE

KIDS
EMPIRE

HARBOR-FREIGHT TOOLS

LEASING NOW

- END CAP PATIO + DRIVE THRU



LEASING INFORMATION

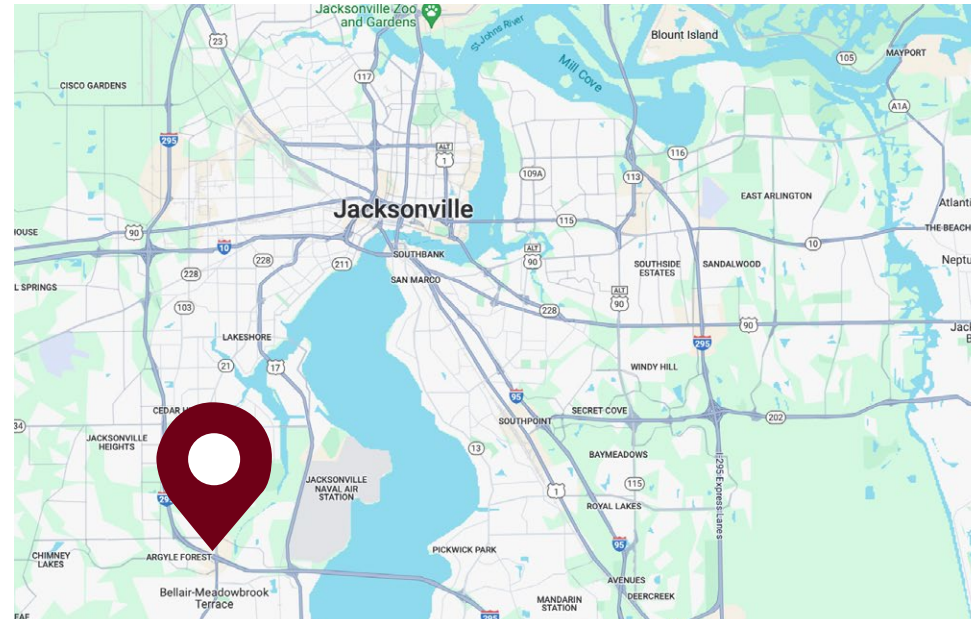
UNIT	SIZE	DESCRIPTION	PRICE
Suite 30	± 2,064 SF	End cap	\$29/SF + \$4.95/SF NNN
Potential for a mezzanine, 24' ceiling height			

PROPERTY INFORMATION

- Distance to I-295 Interchange - 0.3 miles
- Blanding Blvd traffic count - 37,000 AADT
- I-295 traffic count- 73,500 AADT
- Parking spaces - 840 paved parking spaces
- 3 points of ingress/egress
- 3 lit monument signs
- Landlord incentives offered to qualified Tenants

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	9,398	67,796	162,946
Households	4,184	26,465	62,109
Median Age	31.7	35.8	37.1
Average Household Income	\$57,366	\$72,069	\$80,741



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SITE PLAN & TENANT KEY

UNIT	TENANT
1	LARRY'S GIANT SUBS
2	COSMO PROF
3	DOLLAR GENERAL
4,5,6	AROUND THE CLOCK DAYCARE
7	ONEMAIN FINANCIAL
8	FLOOR & DECOR
9	BILLION NAIL AND SPA
10	RAW CUTS
11	G INSTITUTE
12,13	COUNTER SPELL GAMES
14	FAST SIGNS
15	PUPPIES GALORE
16	GRAZE CRAZE
17	REVAMP WELLNESS
18	HONEYBEE BAKERY
19	DELICIAS COLOMBIANAS
21	THE SMP FACTORY
22	HERTZ
23,24	BLANDING LAUNDRY
25	PIZZA HUT
26,27	HARBOR FREIGHT TOOLS
28	KIDS EMPIRE
29/30	SANITAS MEDICAL CENTER
30	AVAILABLE
31	AVAILABLE
OP1	CHASE ATM
OP2	RACETRACK



EXTERIOR PHOTOS



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EXTERIOR PHOTOS

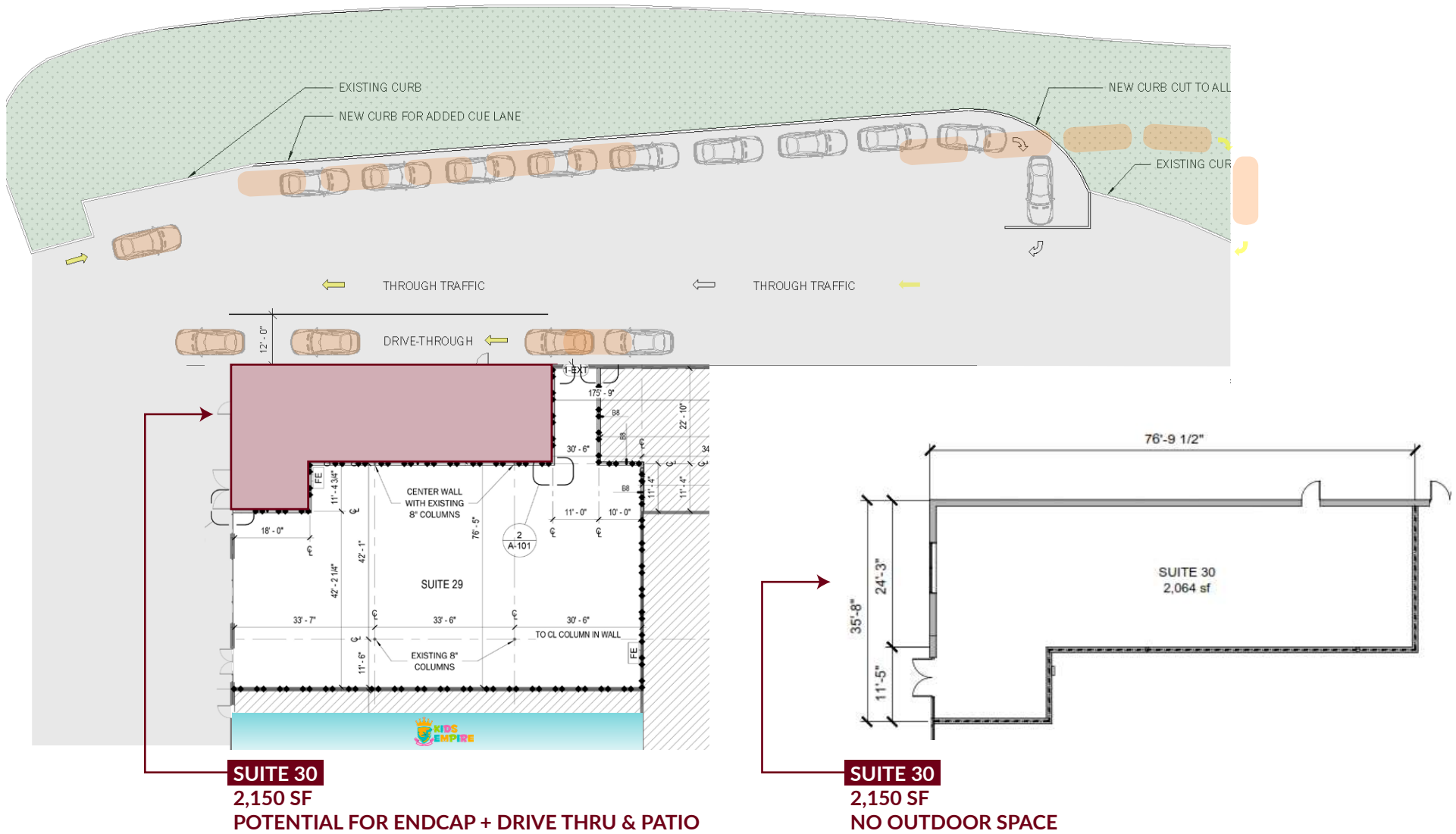


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FLOOR PLAN - SUITE 30 (WITH & WITHOUT OUTDOOR SPACE)



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