

For Lease

1,600 - 1,690 SF | \$13.75 SF/yr
Retail | Office Space



Mandarin Square

11570 San Jose Boulevard
Jacksonville, Florida 32223

Property Highlights

- Highly trafficked retail / office corridor with pylon signage available.
- Co-tenants include Avis/Budget car rental, dance studio, church, massage, spa, veterinarian, karate, and salon.

Property Overview

Conveniently located in Mandarin on San Jose Boulevard, just North of Loretto Road in major office and retail corridor.

Offering Summary

Lease Rate:	\$13.75 SF/yr (NNN)
Available SF:	1,600 - 1,690 SF
Parking:	75 surface spaces
Traffic Count:	58,500 AADT on San Jose

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,073	22,717	47,907
Total Population	7,430	55,820	121,555
Average HH Income	\$125,245	\$119,772	\$122,924

For More Information

Austin Kay

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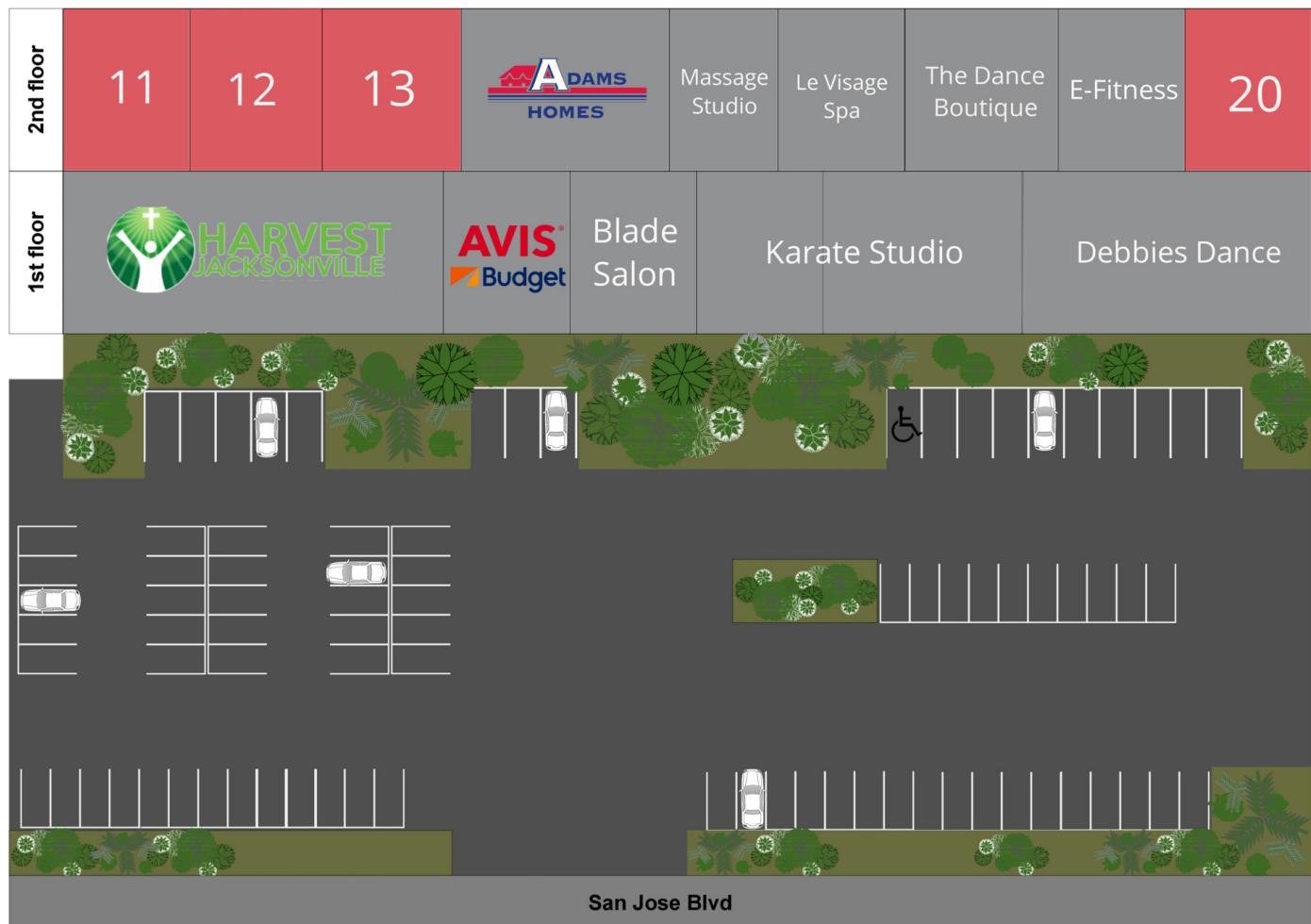
BROCHURE | Mandarin Square 11570 San Jose Boulevard Jacksonville, FL 32223

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Available Spaces

Suite	Tenant	Size	Type	Rate
1-4	Harvest Bible Church	6,450 SF	NNN	-
5	Avis Budget	1,300 SF	NNN	-
6	Fringe Salon	1,300 SF	NNN	-
7-8	Karate Studio	3,200 SF	NNN	-
9-10	Debbies Dance	3,705 SF	NNN	-
11	Available	1,600 SF	NNN	\$13.75 SF/yr
12	Available	1,690 SF	NNN	\$13.75 SF/yr
13	Available	1,690 SF	NNN	\$13.75 SF/yr
14-15	Adams Homes	2,240 SF	NNN	-
16	Massage Studio	1,005 SF	NNN	-
17	Le Visage Spa	1,120 SF	NNN	-
18	The Dance Boutique	1,645 SF	NNN	-
19	E-Fitness	1,600 SF	NNN	-
20	Available	1,600 SF	NNN	\$13.75 SF/yr

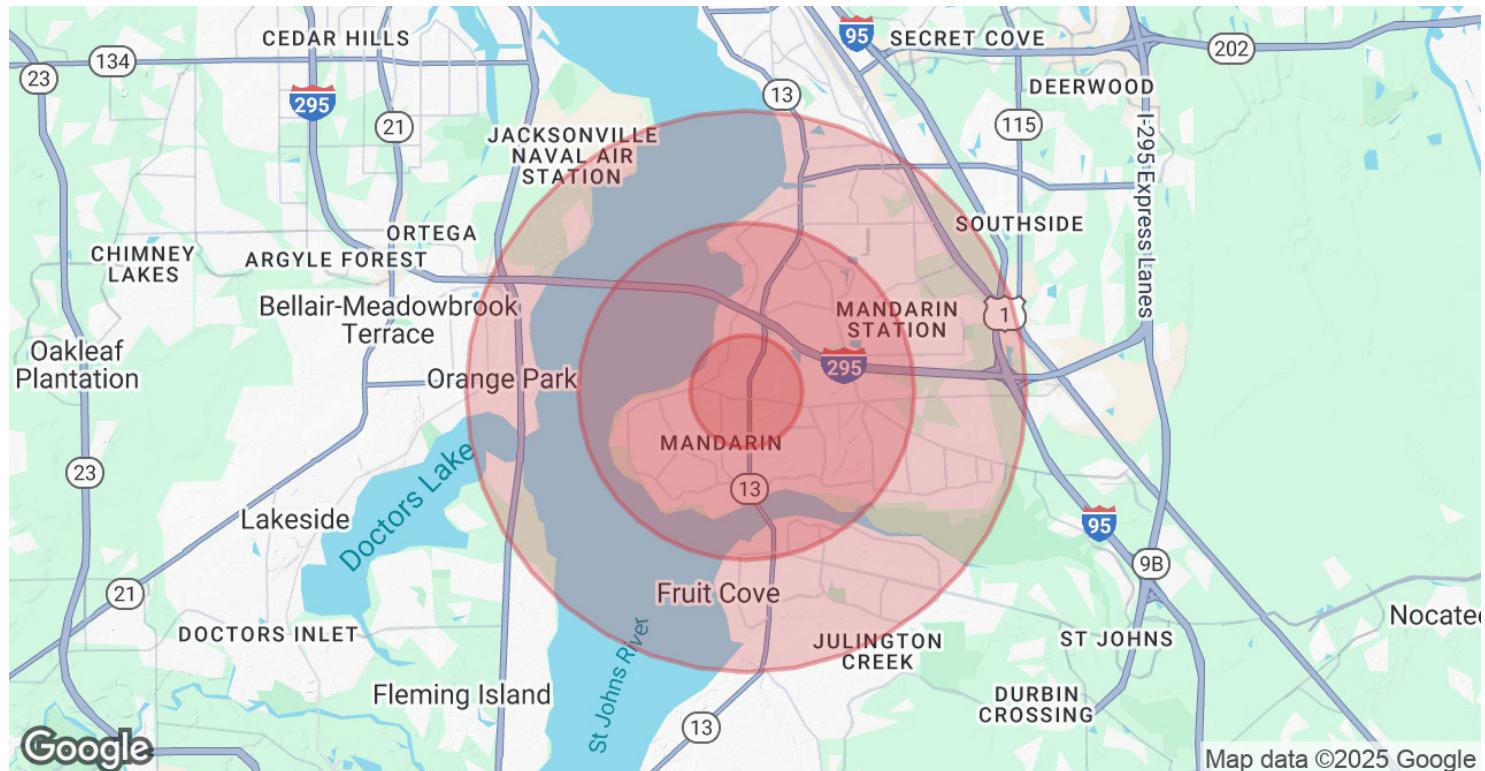
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Population	1 Mile	3 Miles	5 Miles
Total Population	7,430	55,820	121,555
Average Age	44	45	43
Average Age (Male)	43	43	42
Average Age (Female)	45	46	45

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,073	22,717	47,907
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$125,245	\$119,772	\$122,924
Average House Value	\$411,352	\$392,960	\$403,363

Demographics data derived from AlphaMap