

FOR LEASE

OAKLEAF CROSSING

9660-9680 Argyle Forest Boulevard, Jacksonville, FL 32222



ACCESS TO SIGNALIZED INTERSECTION

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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Property Overview

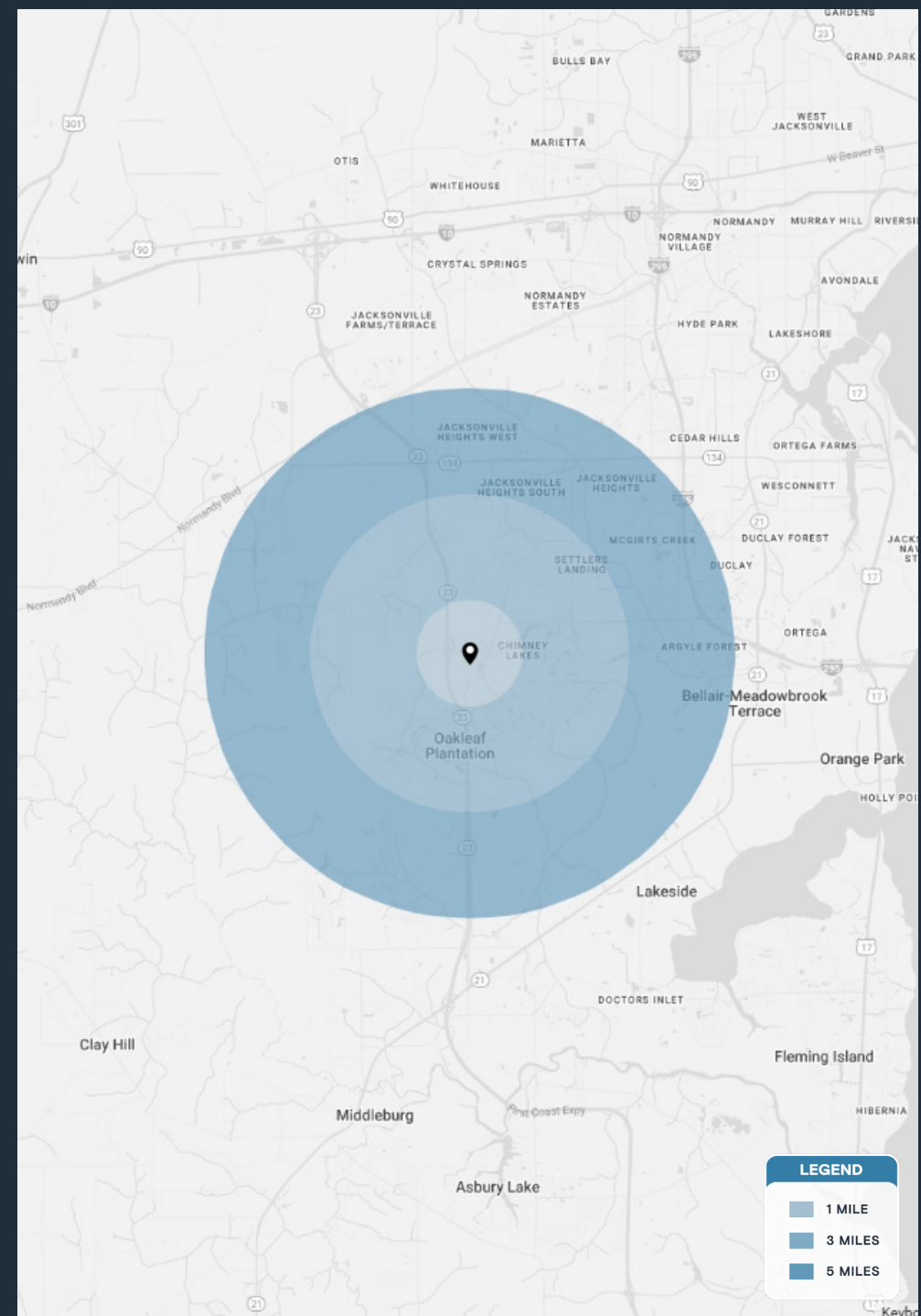
HIGHLIGHTS

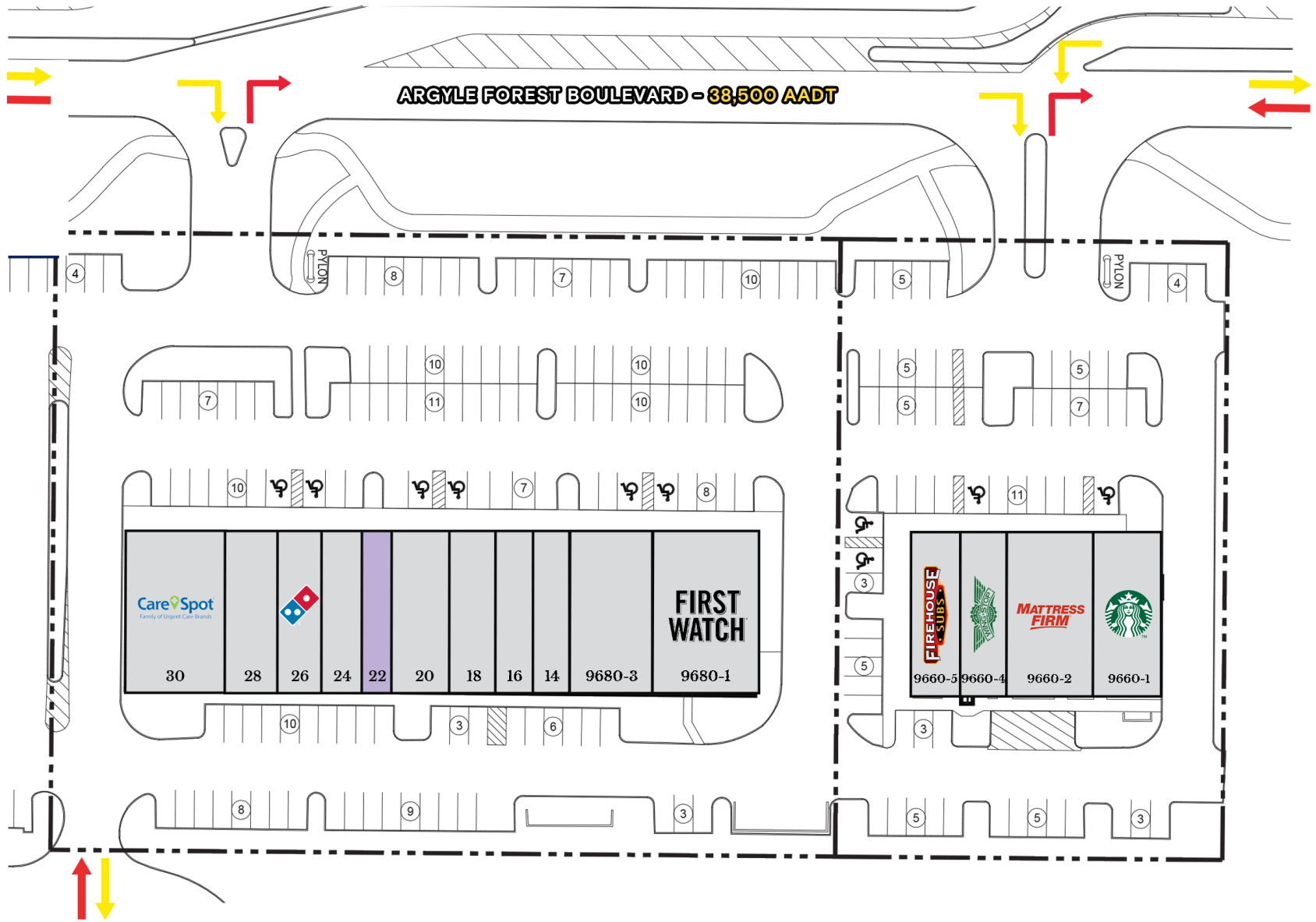
- Access to signalized intersection
- Excellent visibility
- Average household income within a 3 mile radius is \$102,261
- Population within a 3 mile radius is 55,917
- Approximately 19,996 residential units planned and 888 units under construction within a 5 mile radius
- Orange Park Mall is 7.0 miles from center
- Approximately 1.0 miles from First Coast

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	9,846	55,917	120,090
HOUSEHOLDS	3,524	18,936	42,352
EMPLOYEES	1,082	4,292	13,529
AVERAGE HH INCOME	\$92,846	\$102,261	\$94,179

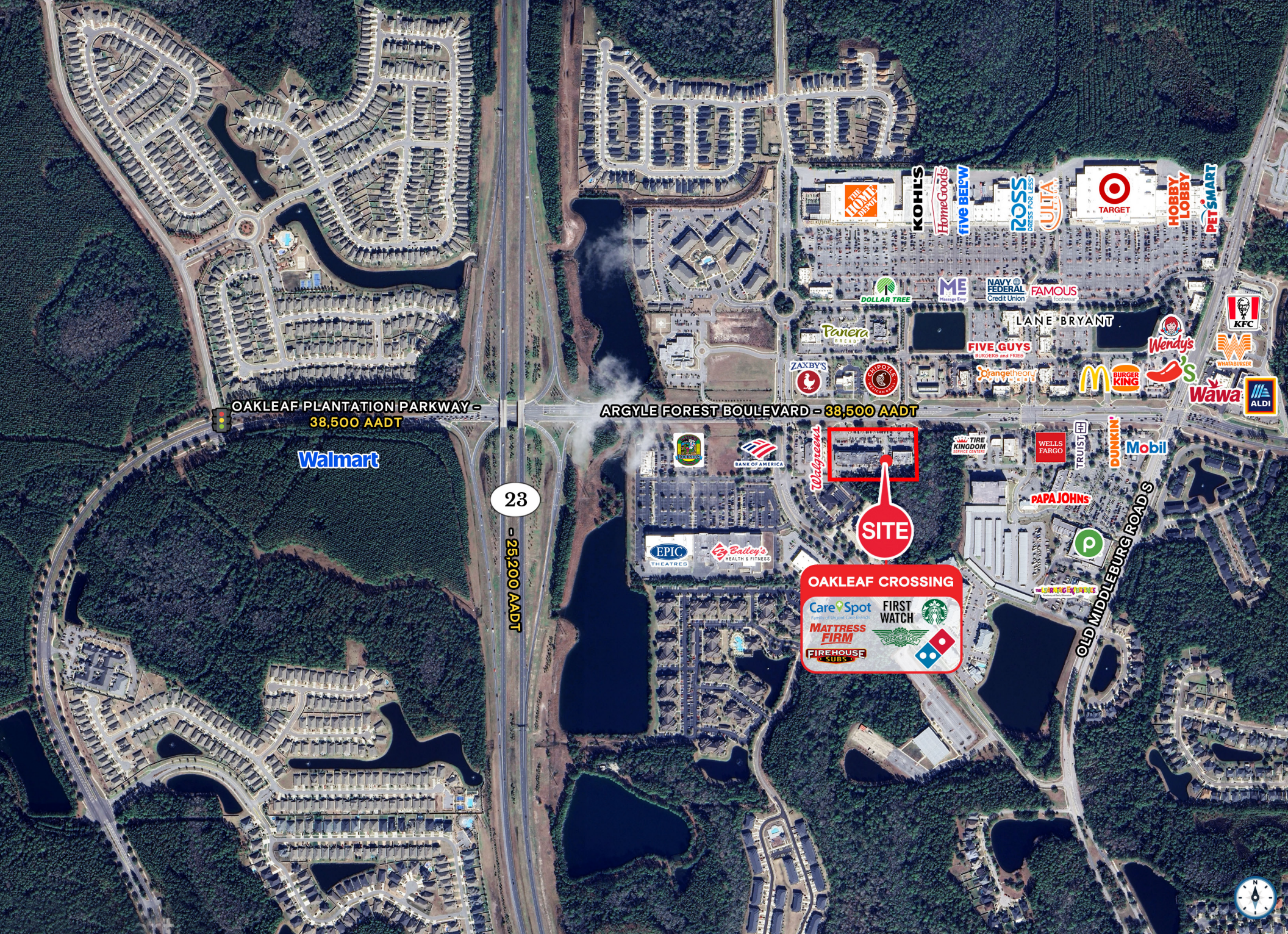
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	22,625	72,882	167,045
HOUSEHOLDS	7,669	24,768	59,487
EMPLOYEES	1,735	6,159	21,260
AVERAGE HH INCOME	\$100,250	\$102,076	\$89,839





Tenant Roster

9660-1	Starbucks	1,500 SF	9680-3	Ten Zushi Asian Fusion	3,094 SF	22	Negotiating LOI	1,000 SF
9660-2	Mattress Firm	3,500 SF	14	Hot Wok	1,200 SF	24	Secret Nails	1,500 SF
9660-4	Wingstop	1,100 SF	16	Choppers Hair Garage	1,200 SF	26	Domino's Pizza	1,500 SF
9660-5	Firehouse Subs	1,900 SF	18	Milan Laser Hair Removal	1,500 SF	28	Animal Hospital	2,000 SF
9680-1	First Watch	3,656 SF	20	Injury Care Centers	2,400 SF	30	Carespot Urgent Care	3,500 SF



OAKLEAF PLANTATION PARKWAY -
38,500 AADT

ARGYLE FOREST BOULEVARD - 38,500 AADT

23

- 25,200 AADT

Walmart

SITE

OAKLEAF CROSSING

CareSpot FIRST WATCH Starbucks

MATTRESS FIRM FIREHOUSE SUBS



Contact Brokers

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PROPERTY OWNED BY



CURLINE



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katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 02.13.26