



**Proposed Façade Improvements*

Merchants Shopping Center of Mandarin 11701 San Jose Blvd. Jacksonville, FL 32223

Property Highlights

- › GLA: 160,032± SF
- › 50,685± SF anchor space available
- › 6,300± SF second generation restaurant space available on the end cap
- › Highly visible site at the signalized intersection of San Jose Blvd. and Loretto Rd.
- › Prominent pylon signage
- › Average household income of \$110,422 in 2023 within a three mile radius
- › Home Depot plans construction of 133,123± SF store approximately 3.4 miles from center
- › 40,500± cars per day along San Jose Blvd. north of Loretto Rd.
- › 13,500± cars per day along Loretto Rd.

Retail Space for Lease

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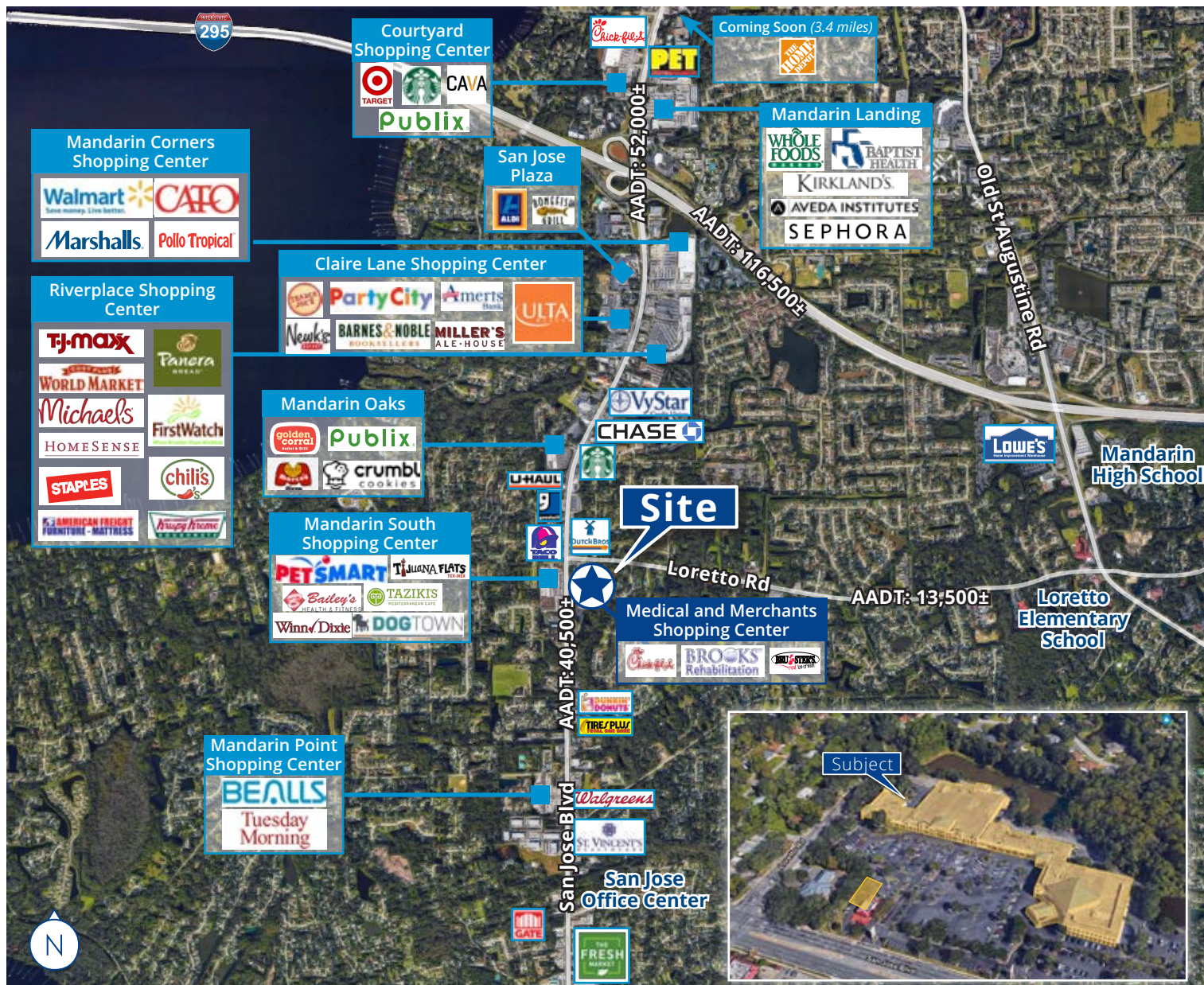
Site Plan



Proposed Façade Improvement



Area Overview



Demographic Summary	1 Mile	3 Mile	5 Mile
2023 Population	7,668	52,524	116,253
2023 Daytime Population	9,774	50,326	116,443
2023 Estimated Households	3,197	21,423	45,828
2023 Average Household Income	\$113,854	\$110,422	\$115,758

Source: Esri Business Analyst Online 2023