

FOR LEASE

OAKLEAF VILLAGE NEIGHBORHOOD CENTER



2929 Plummer Cove Rd., Suite 2
Jacksonville, FL 32223

518 Hollyberry Lane, Orange Park, FL 32065



OFFERING SUMMARY

Lease Rate:	\$26 SF/yr (8)
Building Size:	11,336 SF
Available SF:	1,423-2,846
Lot Size:	1.03 Acres
Number of Units:	2
Year Built:	2018
Zoning:	PUD

PROPERTY OVERVIEW

Newly constructed neighborhood center offering 1,423 SF up to 2,856 SF available for lease in the heart of Oakleaf Village. The PUD zoning allows for most retail, office, and medical uses. Suite #103 was formerly a barbershop and suite #104 is constructed as office space which would be ideal for medical use. Excellent location across from Oakleaf Elementary School, with close access to Oakleaf Plantation Parkway and Argyle Forest Blvd. Base rent is \$26.00 p.s.f. + \$8.00 p.s.f. NNN.

LOCATION OVERVIEW

Property is off Oakleaf Village Parkway and Oakside drive, across the street from Oakleaf Elementary.

PRESENTED BY:

AMANDA KINKADE

904.635.6376

amanda@kinkadecommercial.com

EXECUTIVE SUMMARY

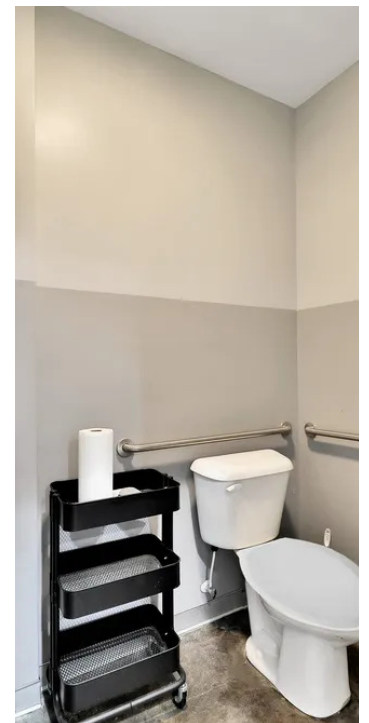
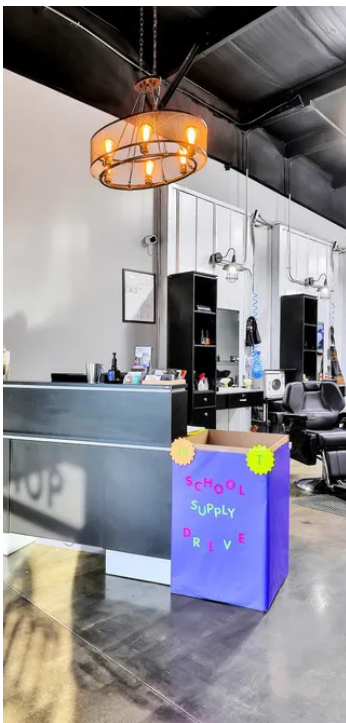
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ADDITIONAL PHOTOS

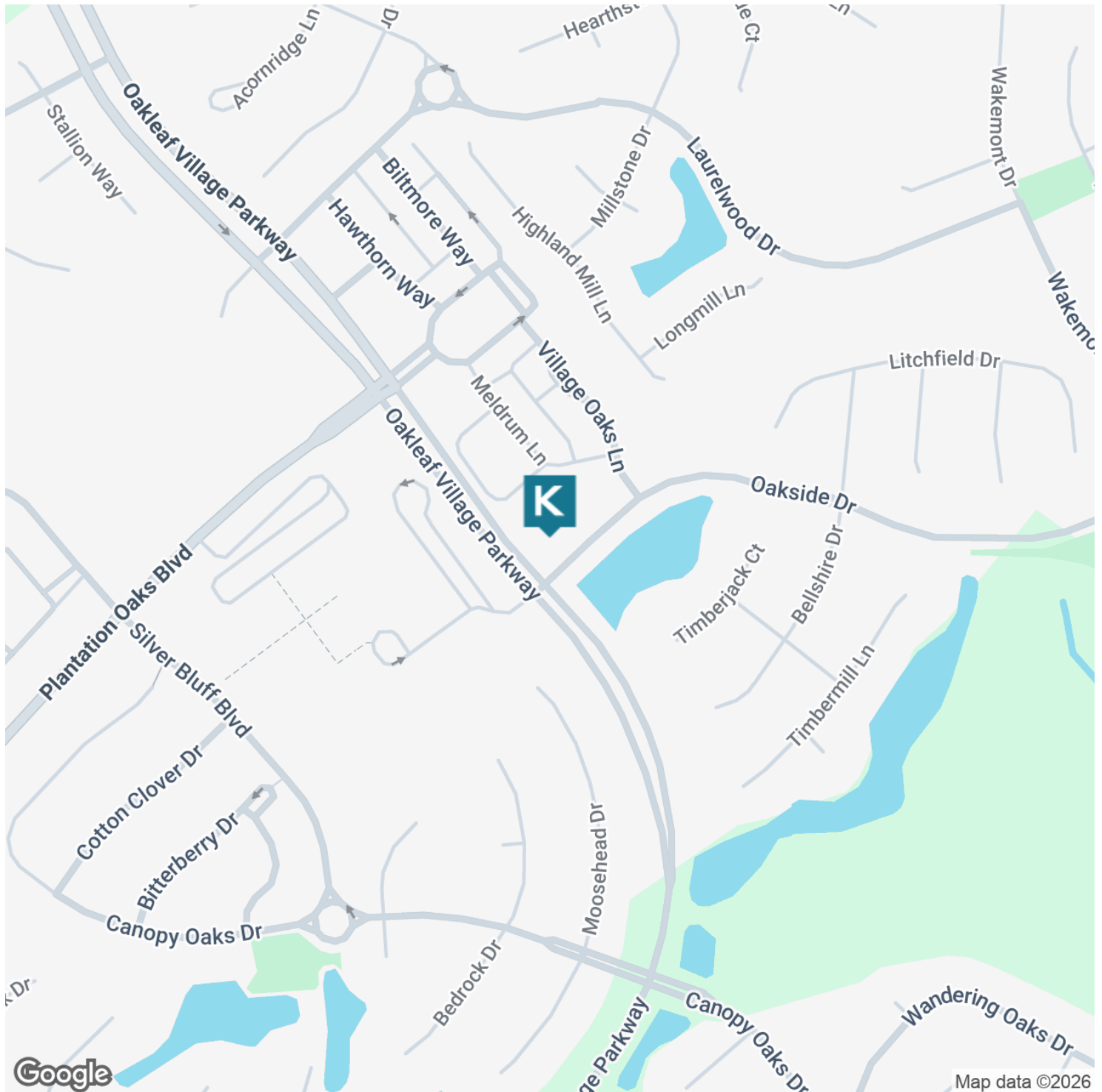
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LOCATION MAP

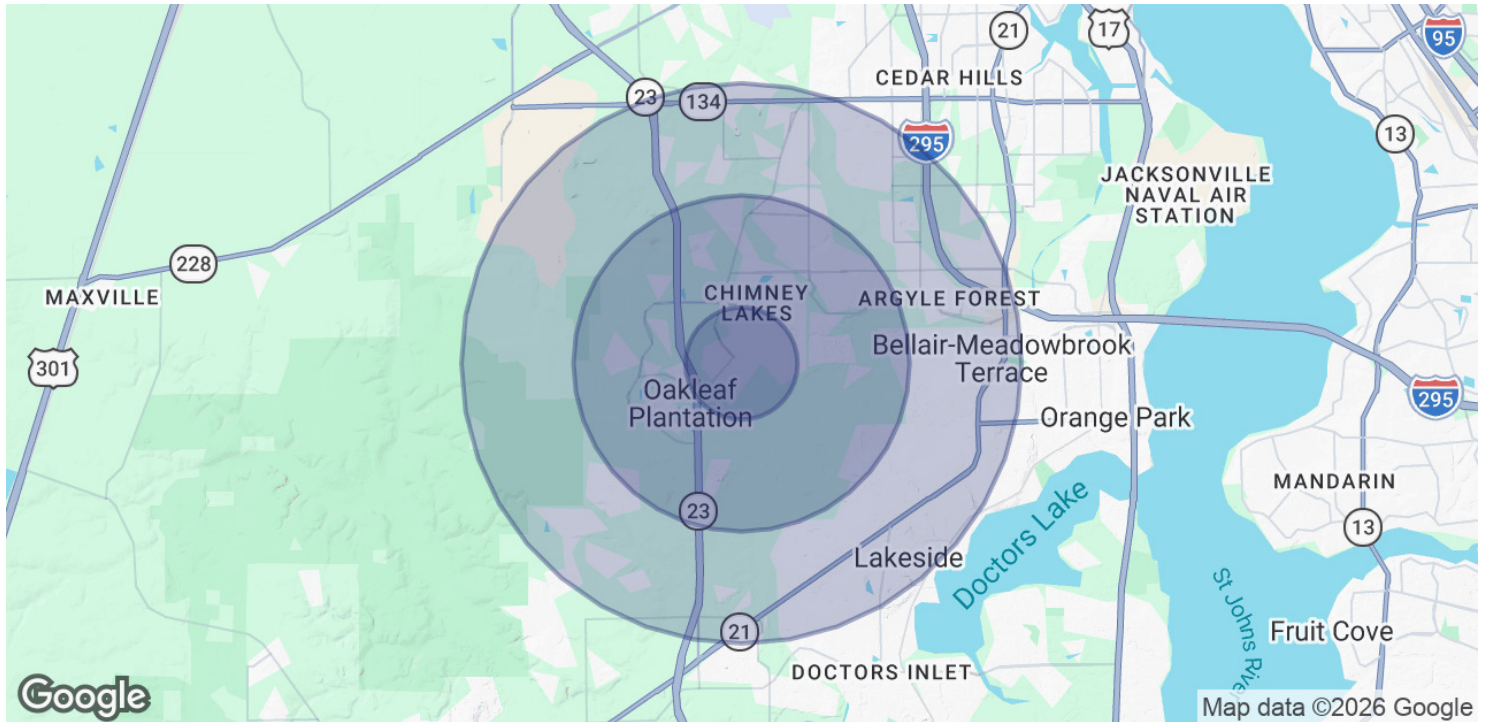
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,699	54,916	102,958
Average Age	36.0	36.0	39.1
Average Age (Male)	34.6	33.2	36.8
Average Age (Female)	37.1	37.5	40.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,723	20,465	39,482
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$69,129	\$71,173	\$72,892
Average House Value	\$222,108	\$268,147	\$269,828

* Demographic data derived from 2020 ACS - US Census

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DEMOGRAPHICS MAP & REPORT