

MANDARIN CENTRAL

11018 Old St. Augustine Rd, Jacksonville, FL 32257

FOR LEASE



DEMOGRAPHICS

POPULATION



1 MILE 13,775
3 MILE 70,589
5 MILE 140,652

HOUSEHOLDS



1 MILE 6,115
3 MILE 28,703
5 MILE 59,392

DAYTIME POPULATION



1 MILE 6,394
3 MILE 50,533
5 MILE 113,372

AVE. HOUSEHOLD INCOME



1 MILE \$86,556
3 MILE \$132,087
5 MILE \$128,868

DAILY TRAFFIC COUNT



OLD ST. AUG RD 40,500 AADT
I-295 139,000 AADT

PROPERTY OVERVIEW

- **Space Available: 1,050 SF, 1,050 SF, 1,225 SF, 2,100 SF & 4,811 SF**
- **Outparcel Opportunity**
- Mandarin Central Shopping Center is positioned adjacent to Old St Augustine Plaza, with anchor tenants including Publix, Hobby Lobby, and LA Fitness
- Easy access to I-295 with a traffic count of 139K cars per day
- Shopping center recently renovated with façade updates
- Enhanced visibility through two sizable pylon signs
- Traffic count of 40,500 cars per day on Old St. Augustine Rd



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RICKY OSTROFSKY
MANAGING DIRECTOR

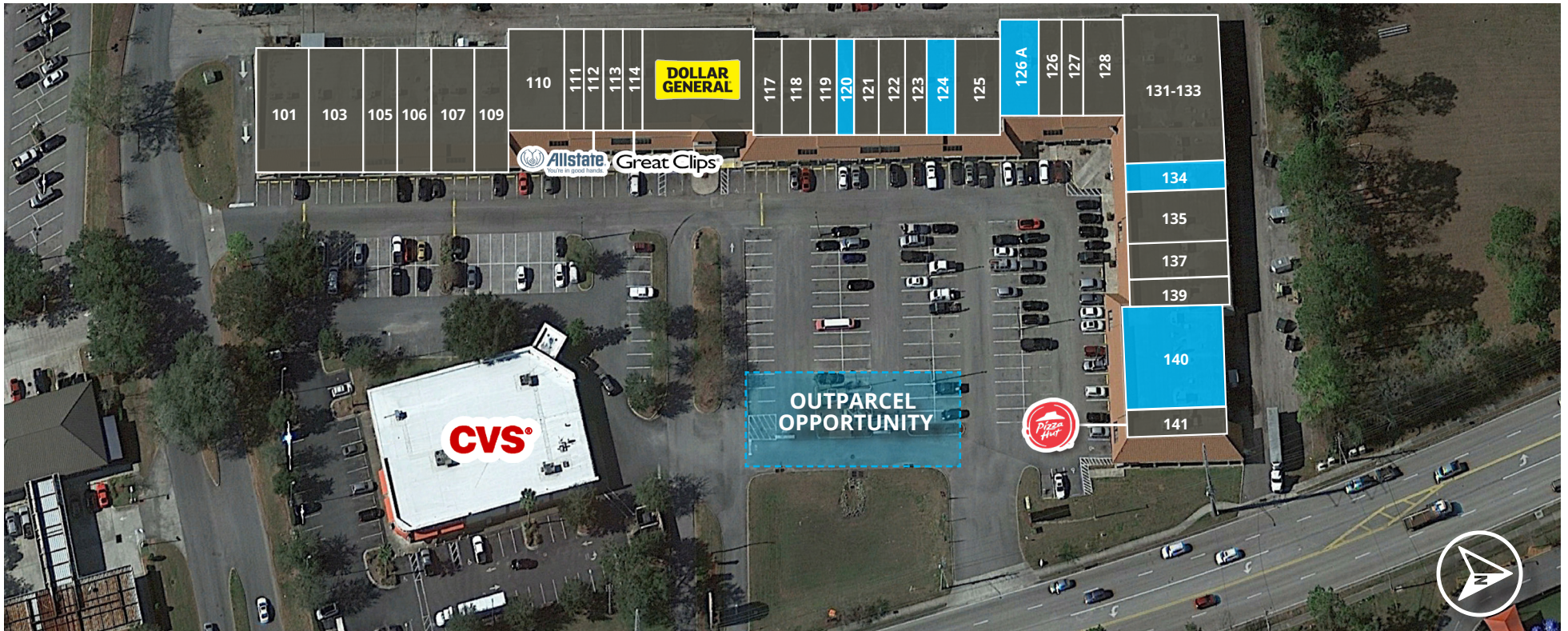
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SUITE	OCCUPANT	SF
101	HANDICRAFT CLEANERS, LLC	2,100
103	NATURAL ENVIRONMENT AQUATIX	3,150
105-106	JADE DUMPLING AND NOODLE	2,590
107	SALENTO STEAKHOUSE	4,725
110	ARTHUR MURRAY DANCE STUDIO	3,150
111	BICYCLE CLINIC	1,050
112	ALLSTATE	1,505
113	ICE CREAM SHOP	1,050
114	GREAT CLIPS	1,505
115	DOLLAR GENERAL	5,250
117	JIMMY'S PAWN	1,260

SUITE	OCCUPANT	SF
118	LITTLE CHINA	1,470
119	ADVANCE AMERICA	1,470
120	AVAILABLE	1,050
121	PAMPER ME PINK	1,050
122	DE JAVU SALON	1,575
123	CBD CAFÉ ROOM	1,400
124	AVAILABLE	1,225
125	EXOTIC SMOKE & VAPE	2,100
126	CRYSTAL NAILS	1,050
127	HONG WANG MASSAGE	1,050

SUITE	OCCUPANT	SF
128	LEAN KITCHEN	1,400
131-133	JAVA GAME HAUS	5,370
134	COMING AVAILABLE	1,050
135	ART OF DANCE	2,975
137	TIENDA CASA MAYA	2,275
139	TANIA AFRICAN HAIR BRAIDING	1,050
140	AVAILABLE	4,811
141	PIZZA HUT	1,400
OP	OUTPARCEL OPPORTUNITY	





