

Oakleaf Town Center Outparcel

9510 Applecross Rd, Jacksonville, FL 32222



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Rare 2nd gen drive-thru QSR outparcel
- Available for Lease or Ground Lease
- Convenient access off First Coast Expwy and Argyle Forrest Blvd
- Only outparcel available at Oakleaf Town Center
- Oakleaf Town Center is southwest Jacksonville's premier 750,000+ SF power center
- Join Target, Chick-Fil-A, Khol's, Publix, Panera Bread, Ulta, Chipotle, and much more!
- Ideal for a Quick Service Restaurant or Financial Institution

OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	0.93 Acres
Building Size:	3,228 SF

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	11,930	43,247	142,266
Total Population	35,076	121,837	381,609
Average HH Income	\$100,211	\$90,604	\$92,557

Nick Barbato
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7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

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SITE PLAN



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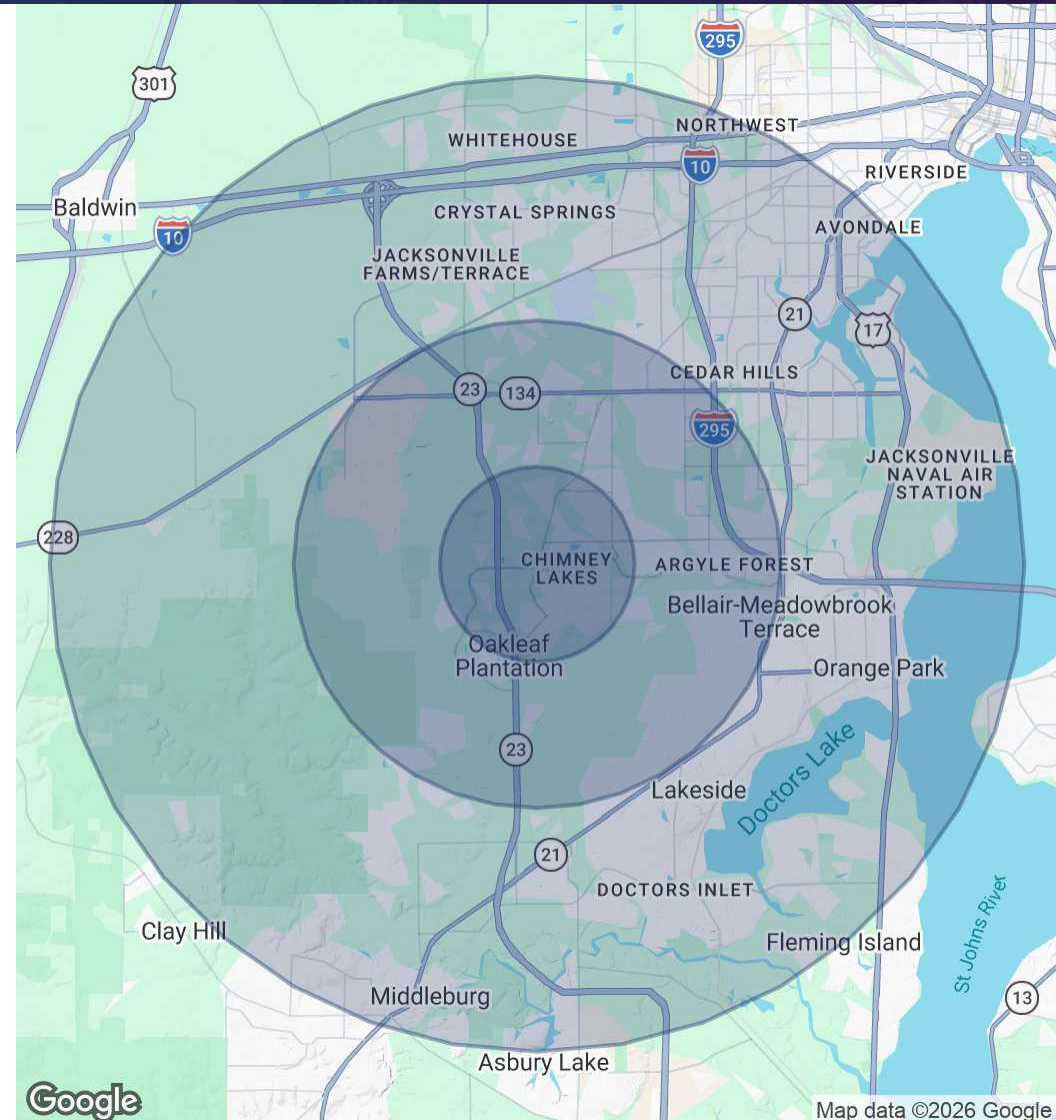
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DEMOGRAPHICS MAP & REPORT

POPULATION	2 MILES	5 MILES	10 MILES
Total Population	35,076	121,837	381,609
Average Age	37	38	40
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	11,930	43,247	142,266
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$100,211	\$90,604	\$92,557
Average House Value	\$329,490	\$297,659	\$301,472
RACE	2 MILES	5 MILES	10 MILES
Total Population - White	14,236	51,115	201,138
Total Population - Black	11,887	41,463	104,897
Total Population - Asian	2,402	6,585	15,043
Total Population - Hawaiian	54	174	523
Total Population - American Indian	144	551	1,655
Total Population - Other	2,000	7,735	19,069



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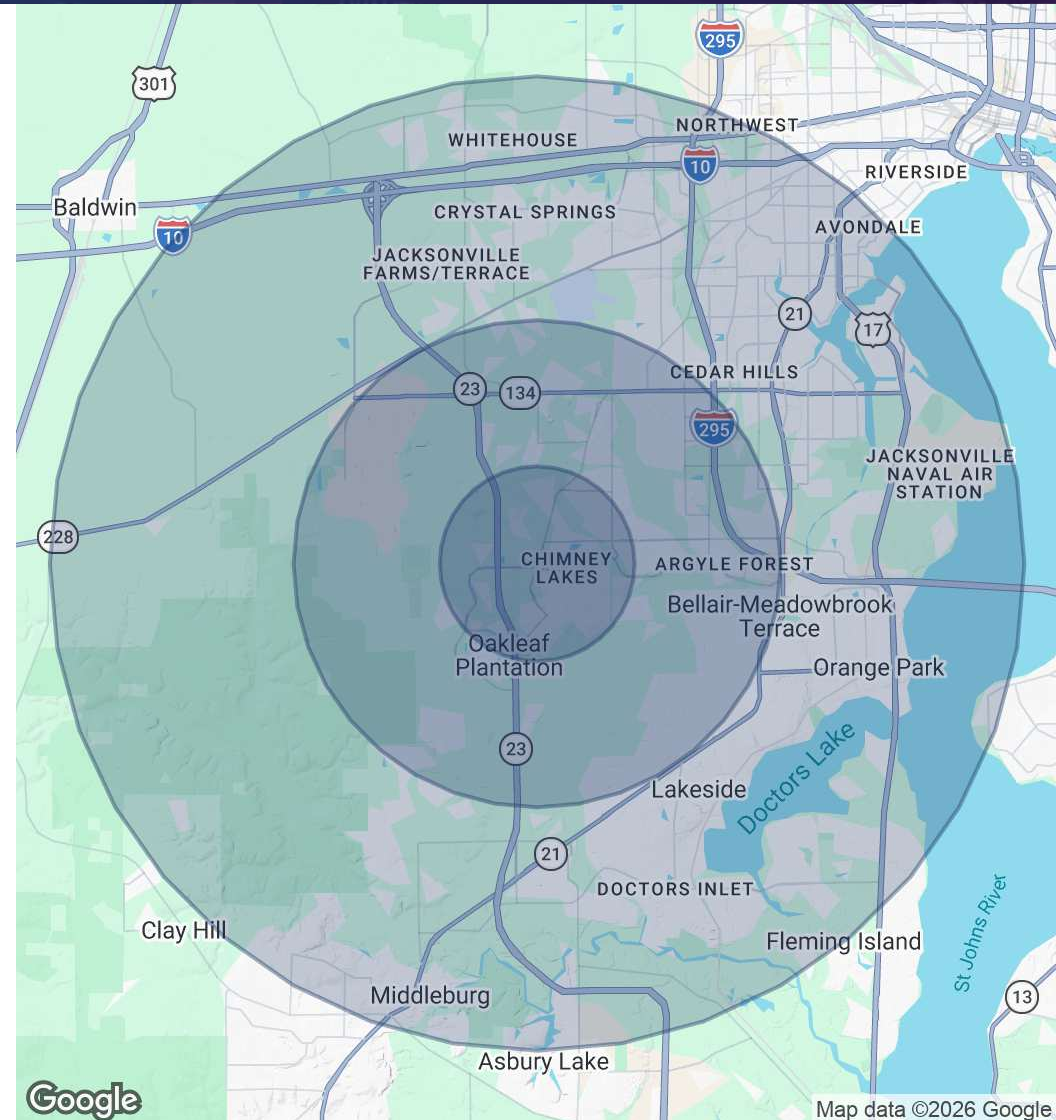
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DEMOGRAPHICS MAP & REPORT

AGE	2 MILES	5 MILES	10 MILES
0 - 4	2,141	7,518	22,510
5 - 9	2,294	8,060	23,370
10 - 14	2,765	9,187	26,051
15 - 17	1,725	5,505	15,978
18 - 20	1,621	5,280	15,883
21 - 24	1,822	6,282	19,520
25 - 34	4,350	15,721	46,669
35 - 44	5,263	17,671	50,911
45 - 54	4,763	15,745	47,220
55 - 64	4,198	14,588	49,398
65 - 74	2,695	10,453	39,134
75 - 84	1,185	4,657	19,375
85+	255	1,169	5,590



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