



For Lease
3,000 SF + patio
Restaurant Space

GoldenOx @ OakLeaf

SEC Resilience Way & Armstrong Way
OakLeaf Plantation, Florida 32065

Property Overview

Position your restaurant in one of NE Florida's fastest-growing trade areas. This ±3,000 SF ground-floor restaurant + patio opportunity is located within the new Golden Ox at OakLeaf development at the signalized corner of Resilience Way and Armstrong Way. The space will be delivered as a cold dark shell with tenant improvement dollars available, allowing operators to customize the layout for their concept. Adjacent to the future Golden Ox Liquor Store with drive-thru and supported by a generous 5.0/1,000 parking ratio, the project is designed to serve the area's rapidly growing residential base and expanding retail corridor.

Property Highlights

- ±3,000 SF ground-floor restaurant + patio adjacent to new Golden Ox Liquor
- Cold dark shell with TI allowance available, delivering Summer 2027
- Corner location at Resilience Way & Armstrong Way with 5/1,000 SF parking
- Easy access to First Coast Expressway in the growing OakLeaf community
- Surrounded by retail, healthcare, schools, and expanding residential growth
- Benefits from 4,200+ planned and under-construction homes within 5 miles

For More Information



Tiffany Wein

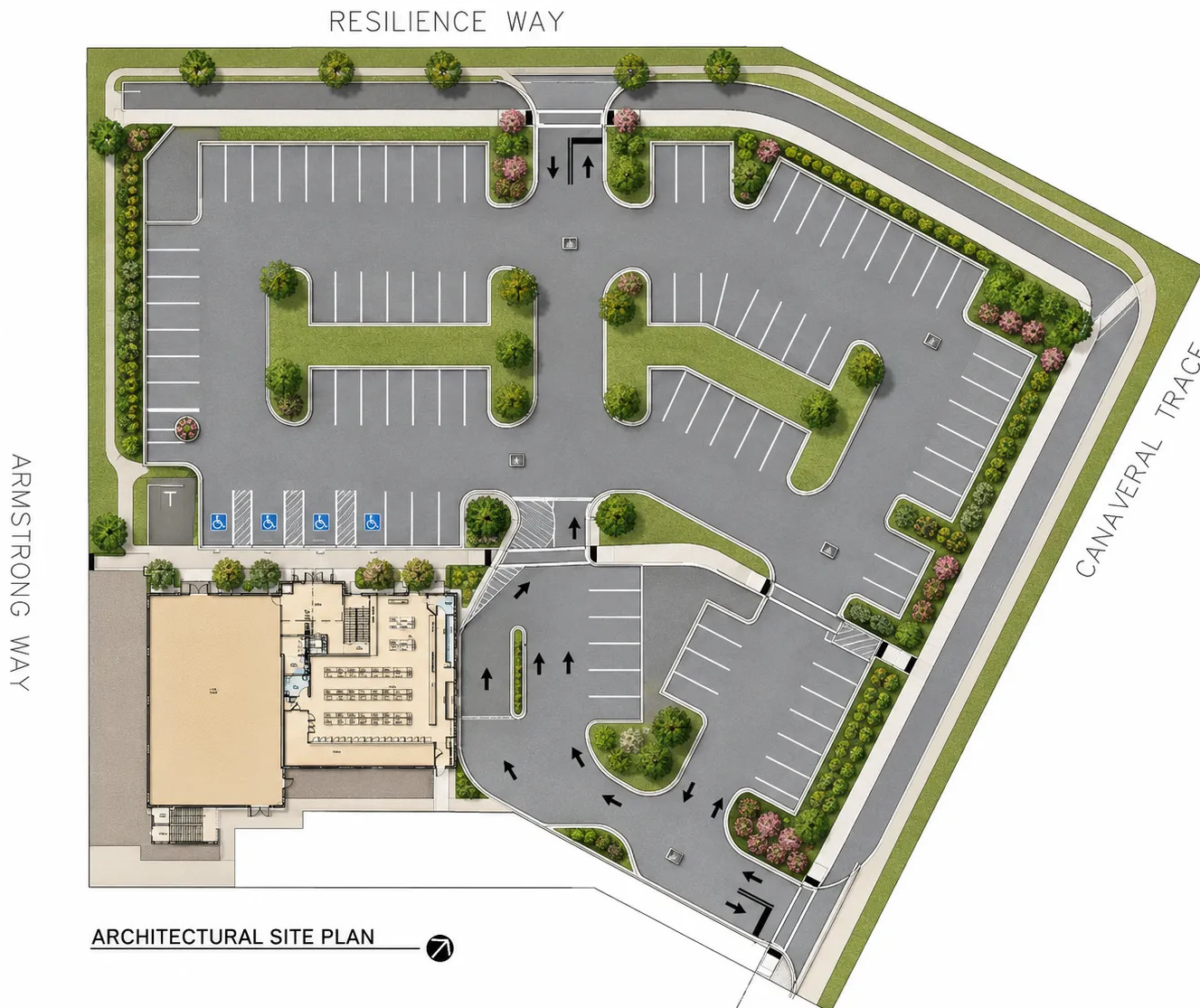
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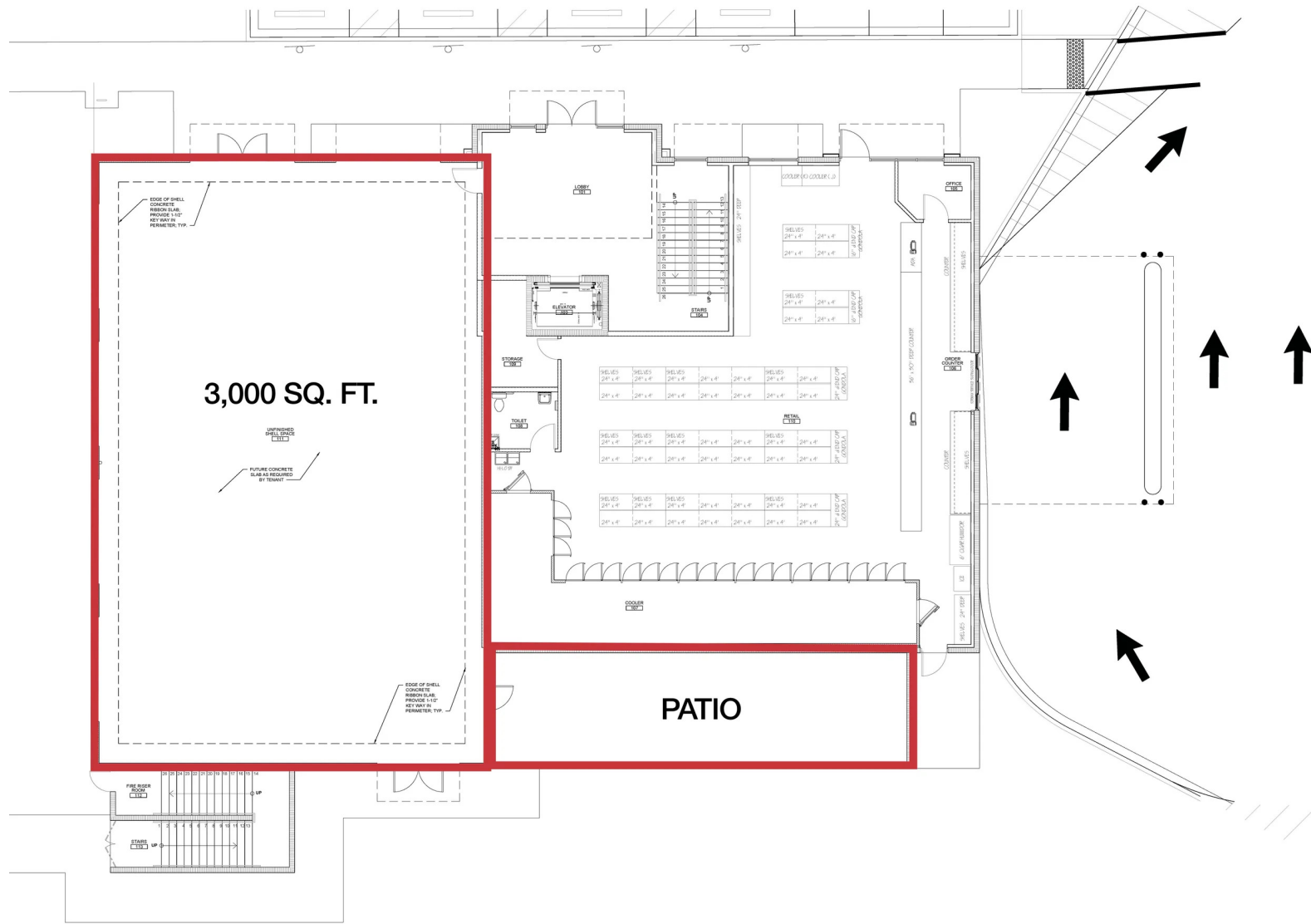


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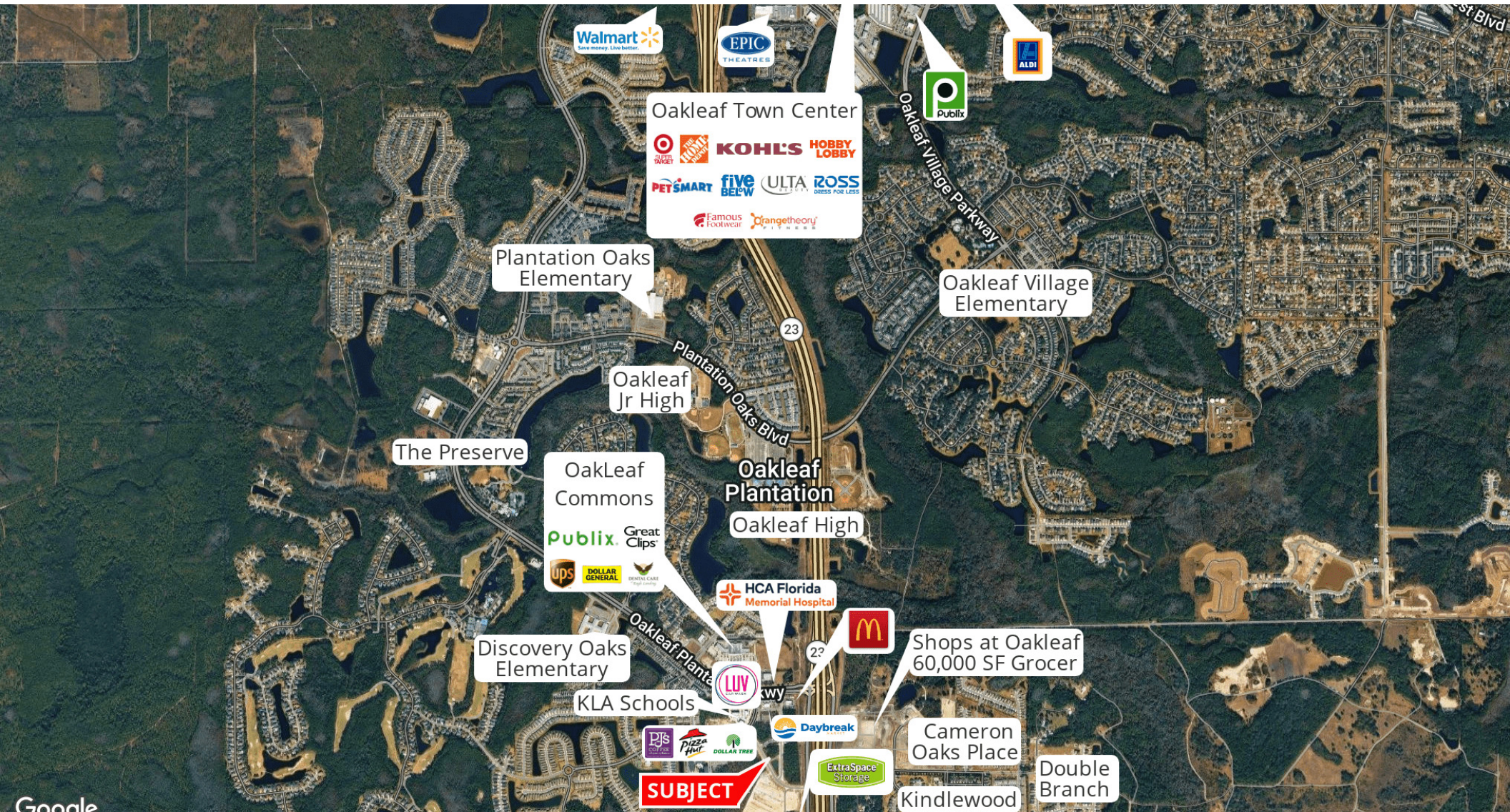


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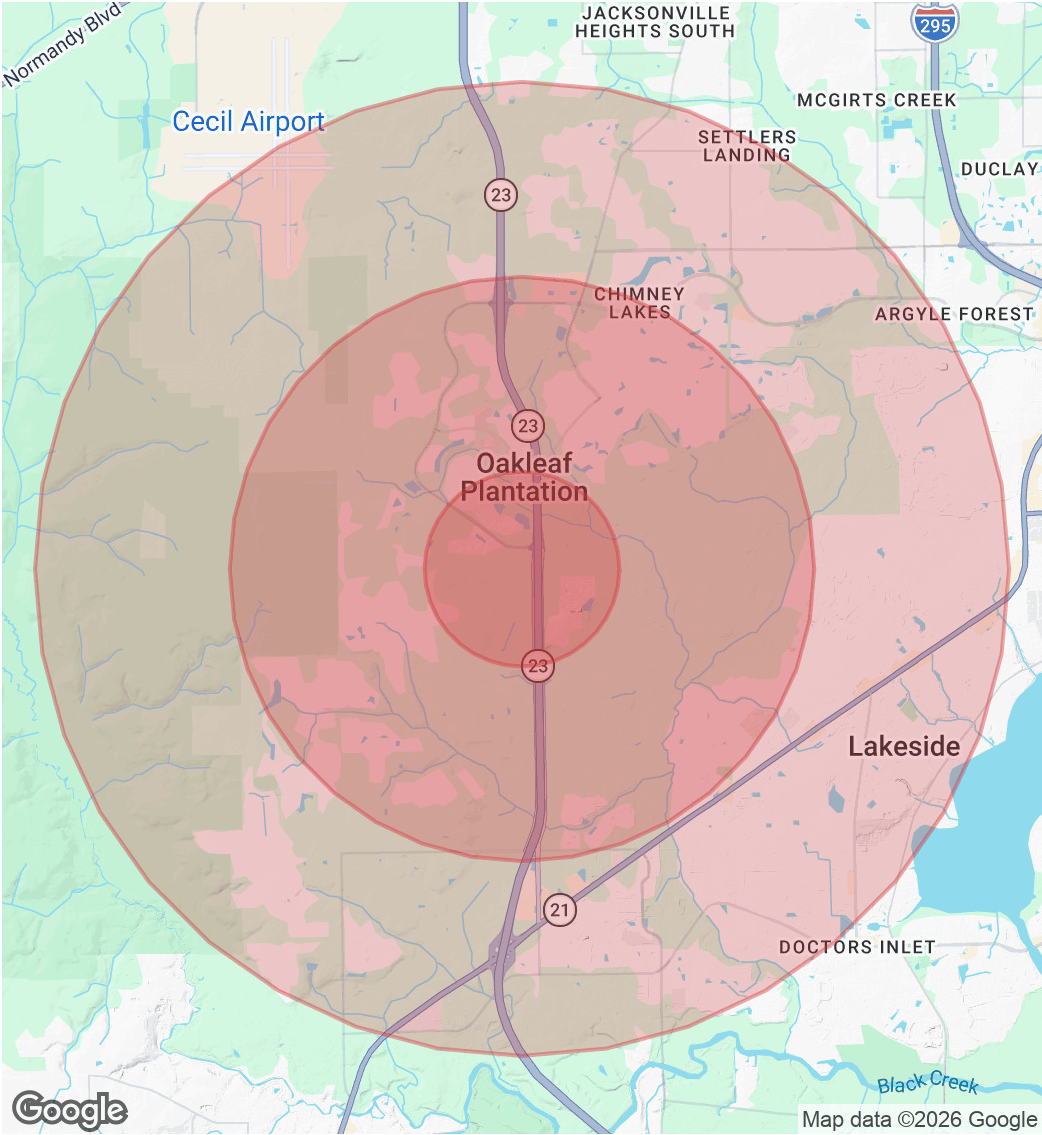


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Population	1 Mile	3 Miles	5 Miles
Total Population	4,193	39,595	104,096
Average Age	36.3	36.1	36.5
Average Age (Male)	36.3	35.0	35.7
Average Age (Female)	36.3	37.5	38.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,272	13,062	35,715
# of Persons per HH	3.3	3.0	2.9
Average HH Income	\$113,493	\$107,861	\$101,297
Average House Value	\$336,744	\$313,683	\$283,469

2023 American Community Survey (ACS)



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