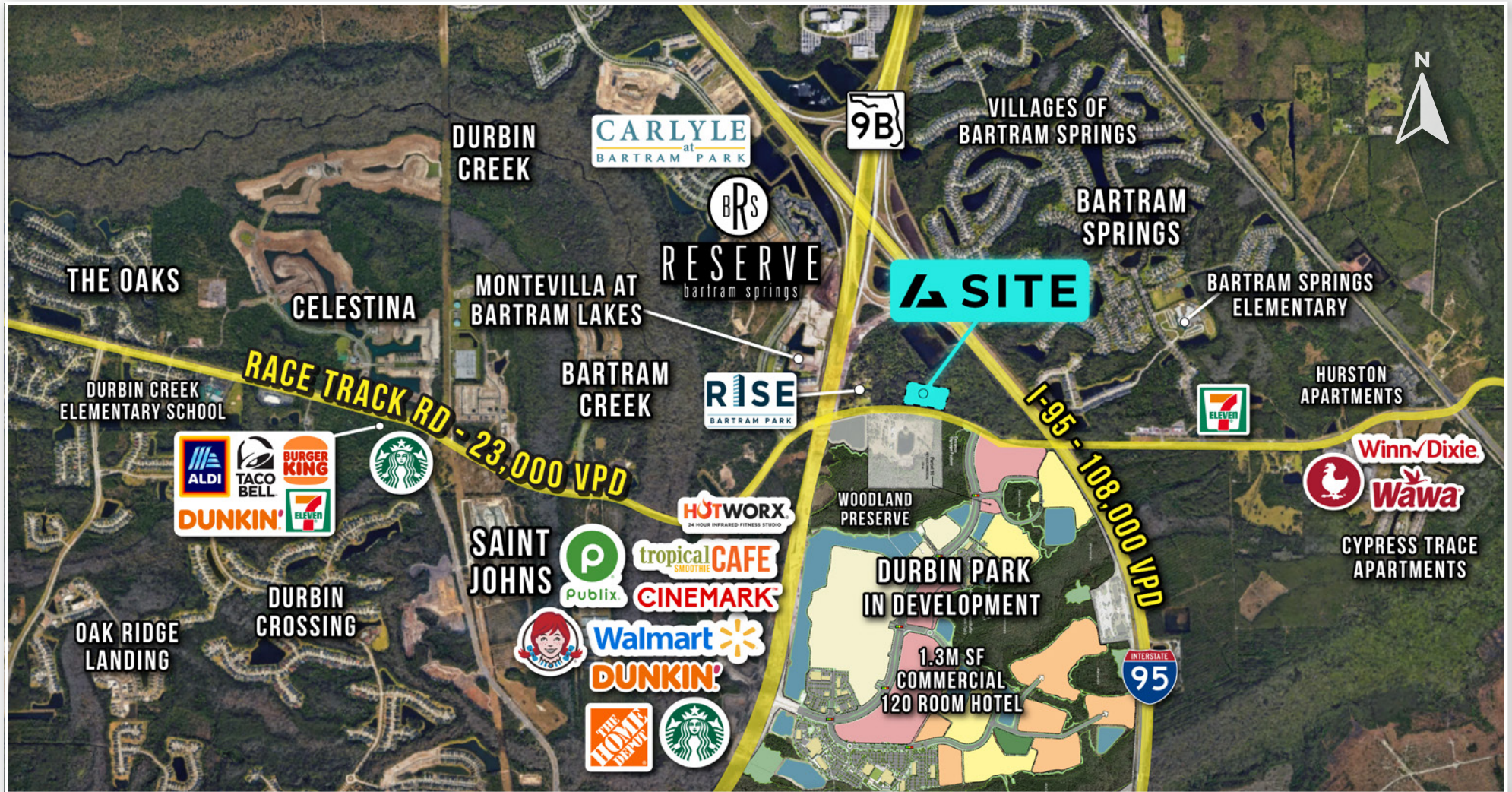


Macro Aerial

Race Track Rd, Jacksonville, FL 32259



Summary

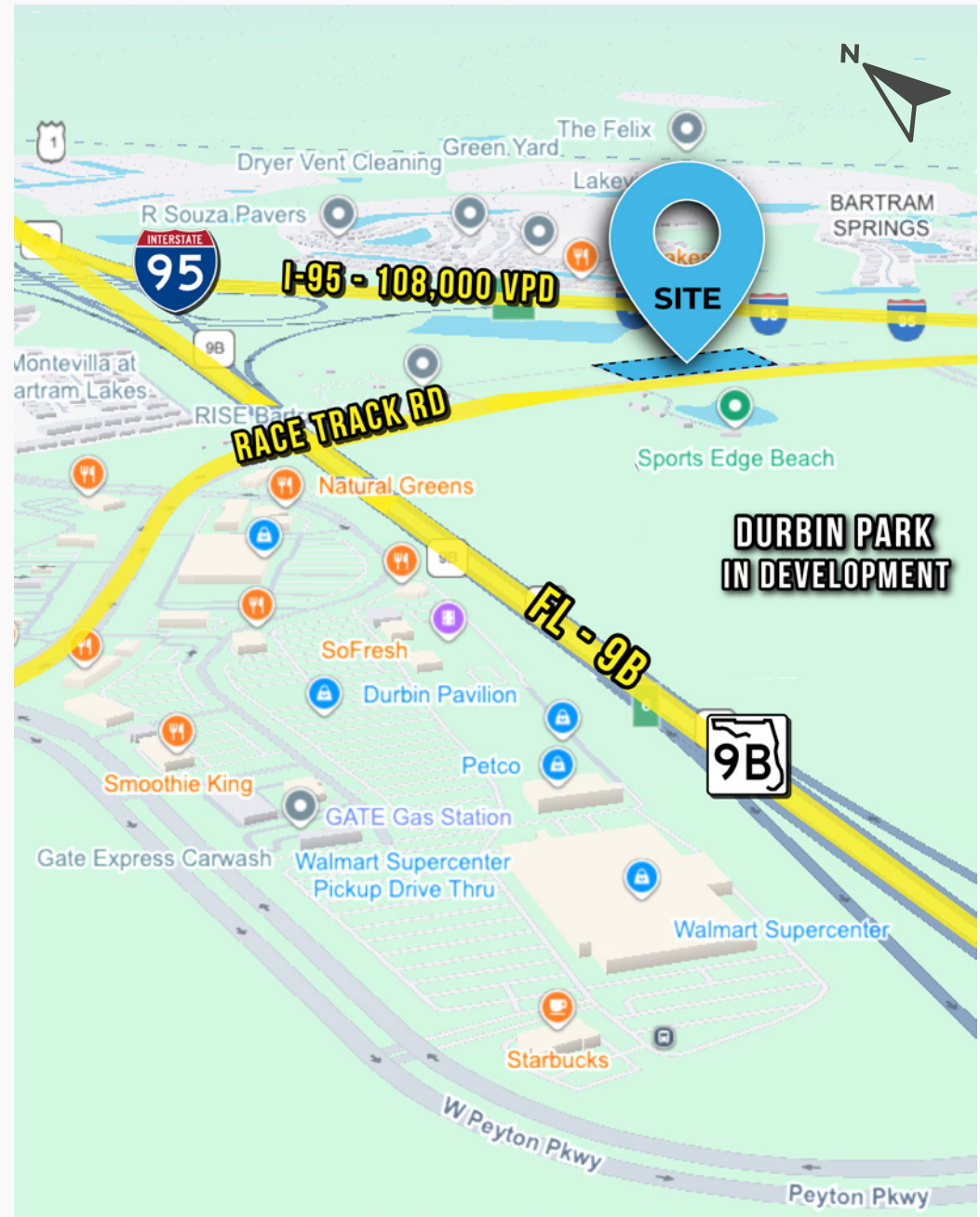
- Lease Rate: Inquire for Pricing
- Building Size: ± 10,000 SF
- Available For Lease: ± 1,200-6,000 SF
- Co-Tenants: TBD

Property Overview

- Positioned next to a 1,600 acre mixed-use master plan community under development directly south
- Adjacent to Durbin Pavilion - a power center with over 650,000 SF of anchors, junior box retail, and shadowed anchored shop space including Walmart and Home Depot
- Excellent AHHI exceeding \$140K near multiple residential communities

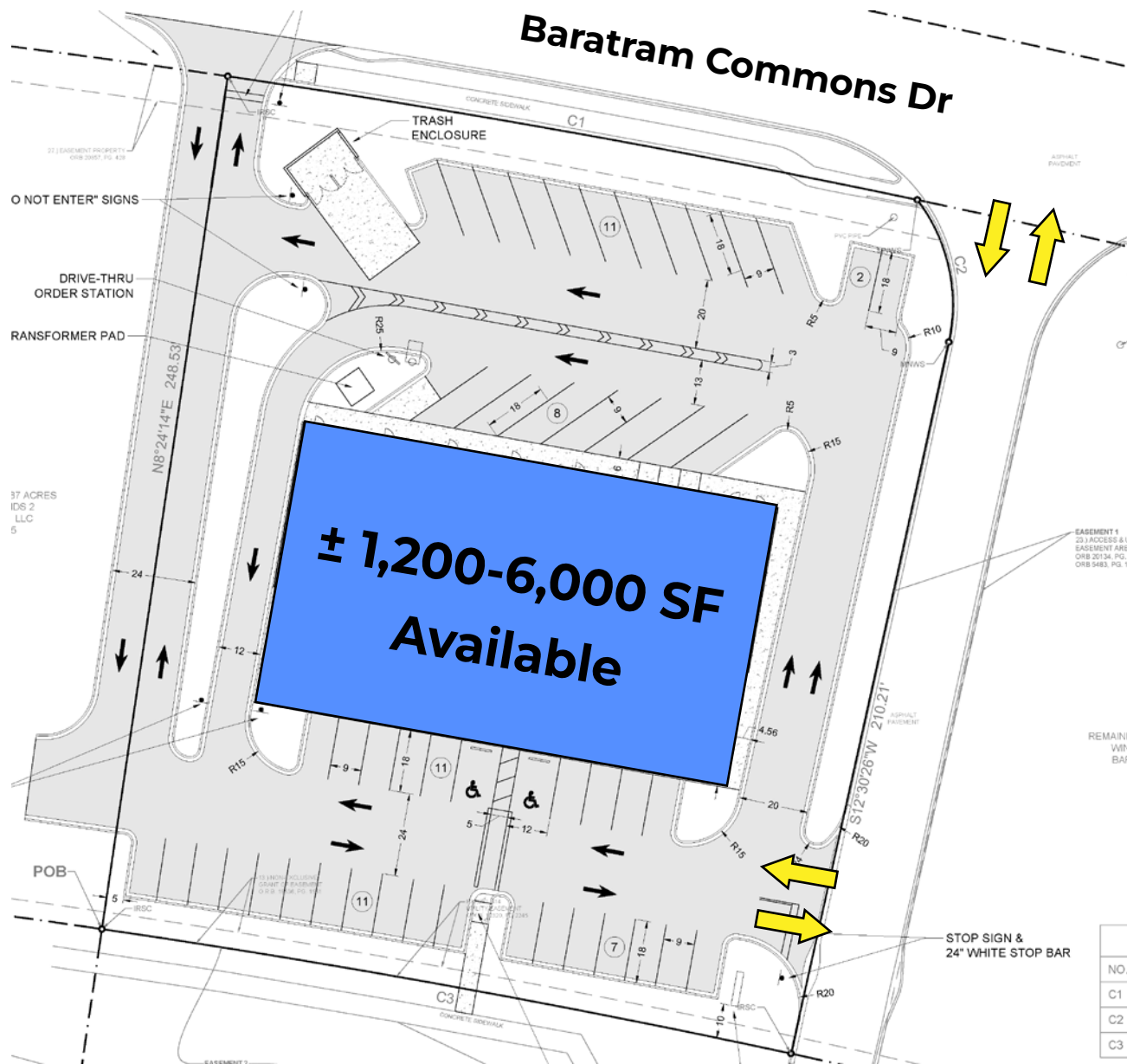
Demographics

2025 Population		
5,377 1 Mile	44,087 3 Mile	102,317 5 Mile
2029 Projected Growth ('25-'29)		
8.20% 1 Mile	18.65% 3 Mile	23.17% 5 Mile
Avg. Household Income		
\$141,980 1 Mile	\$136,800 3 Mile	\$138,719 5 Mile



Site Plan

Race Track Rd, Jacksonville, FL 32259



Renderings

Race Track Rd, Jacksonville, FL 32259





Reid Richardson
Director of Leasing

O: +1 (405) 300-4003
P: +1 (405) 615-0562
E: reidrichardson@ashtongray.com



Jack Geurkink
Director of Healthcare Leasing

O: +1 (405) 300-4003
P: +1 (405) 249-0890
E: jackgeurkink@ashtongray.com

