

OAKLEAF PAD

FOR LEASE

8205 OLD MIDDLEBURG RD. S, JACKSONVILLE, FL 32244

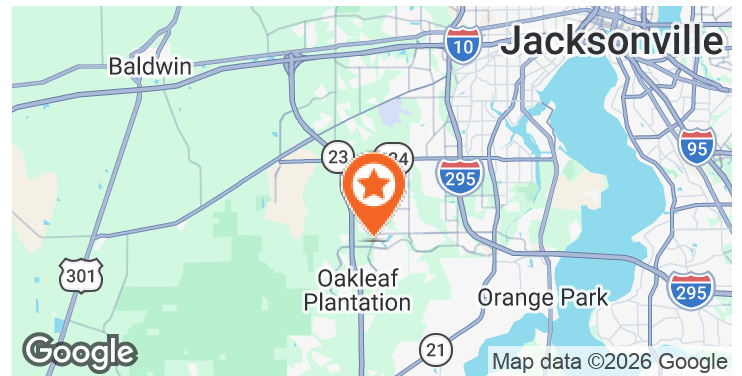


LOCATION DESCRIPTION

Strategic West Jacksonville location at the main entrance to Oakleaf Town Center

PROPERTY HIGHLIGHTS

- 1.54 AC pad at the signalized intersection of Crosshill Blvd & Old Middleburg Rd S, with direct access to Argyle Forest Blvd
- 1 mi east of the First Coast Expressway (SR 23), functioning as the region's emerging outer loop beltway
- Supported by a growing daytime population driven by major healthcare systems, national retail employers, and commuter traffic
- Surrounded by national retailers including Target, Hobby Lobby, PetSmart, Aldi and Wawa
- Traffic Counts: 40,000 AADT at Argyle Forest Blvd & Old Middleburg Rd



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Total Population	9,521	60,598	139,523
2025 Daytime Population	7,990	39,578	97,499
2025 Average HHI	\$101,487	\$108,375	\$96,550



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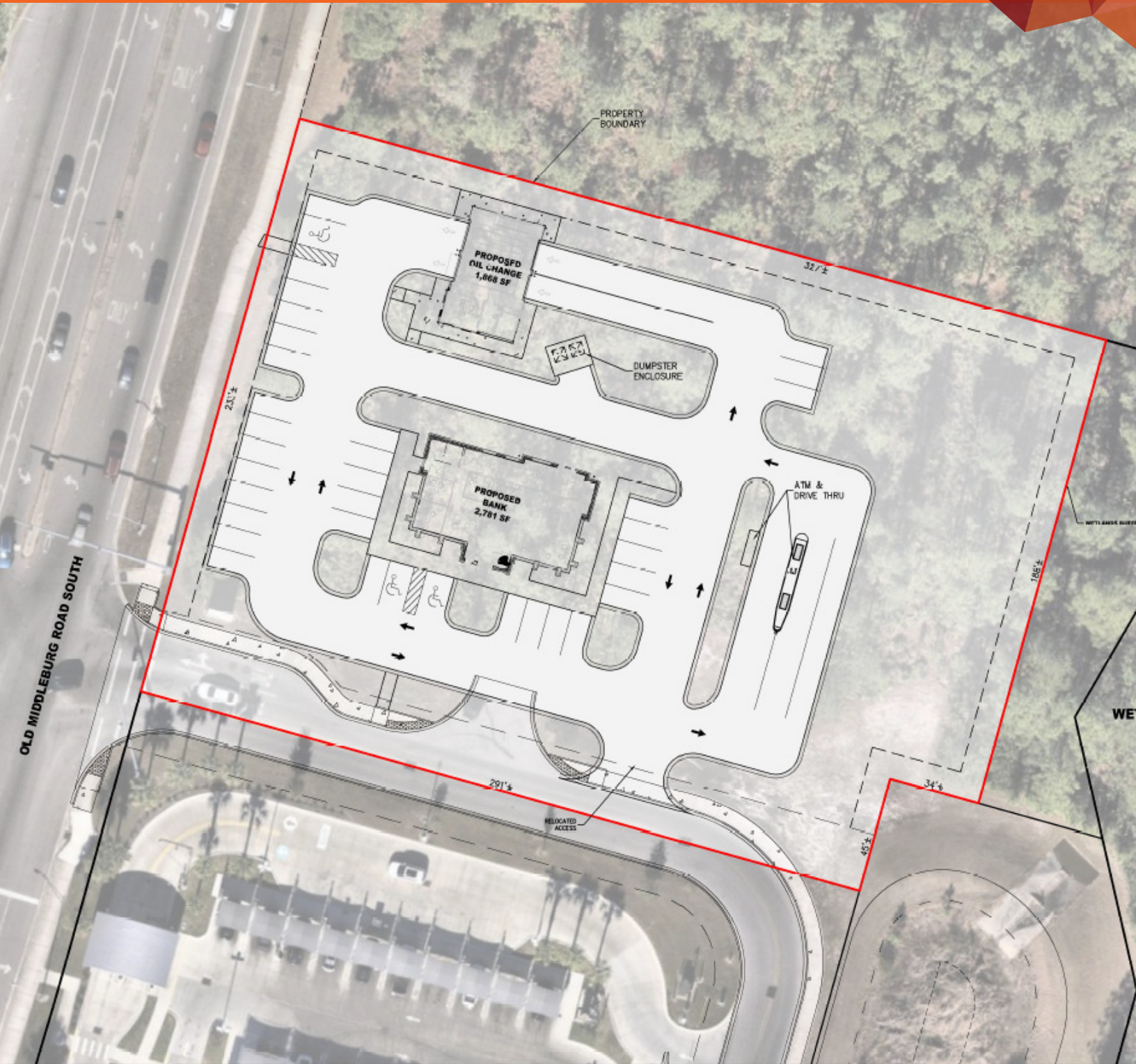
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CONCEPT PLAN



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