

# Mission Square Retail Center

9735 Old St. Augustine Road  
Jacksonville, FL 32257



## Property Overview

- ◆ Newly renovated 34,580 SF retail center
- ◆ Available units range in size from 1,200SF – 5,400SF  
\*5,400SF Built-out Bar w/hood\*
- ◆ Attractive Mediterranean design with frontage on St. Augustine Rd.
- ◆ Excellent exposure with easy access to San Jose Blvd.
- ◆ Ample parking within center
- ◆ Professionally Managed by Benchmark Asset Services, LLC

**AVAILABLE SPACE:** 1,200 - 5,400/SF LEASE  
**RATE:** **\$12.00** / SF  
**NNN:** **\$3.81** / SF  
**ZONING:** CCG-1

### AREA DESCRIPTION:

- ◆ Minutes away from I-295
- ◆ High traffic density  
(San Jose Blvd 36.5k & Old St. Aug. Rd 24k AADT)
- ◆ Area retailers include Big Lots, Starbucks, Zaxby's , Graffiti Junction and more
- ◆ Located at the intersection of Old St. Augustine Rd. and San Jose Blvd

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4348 Southpoint Blvd., Ste #310

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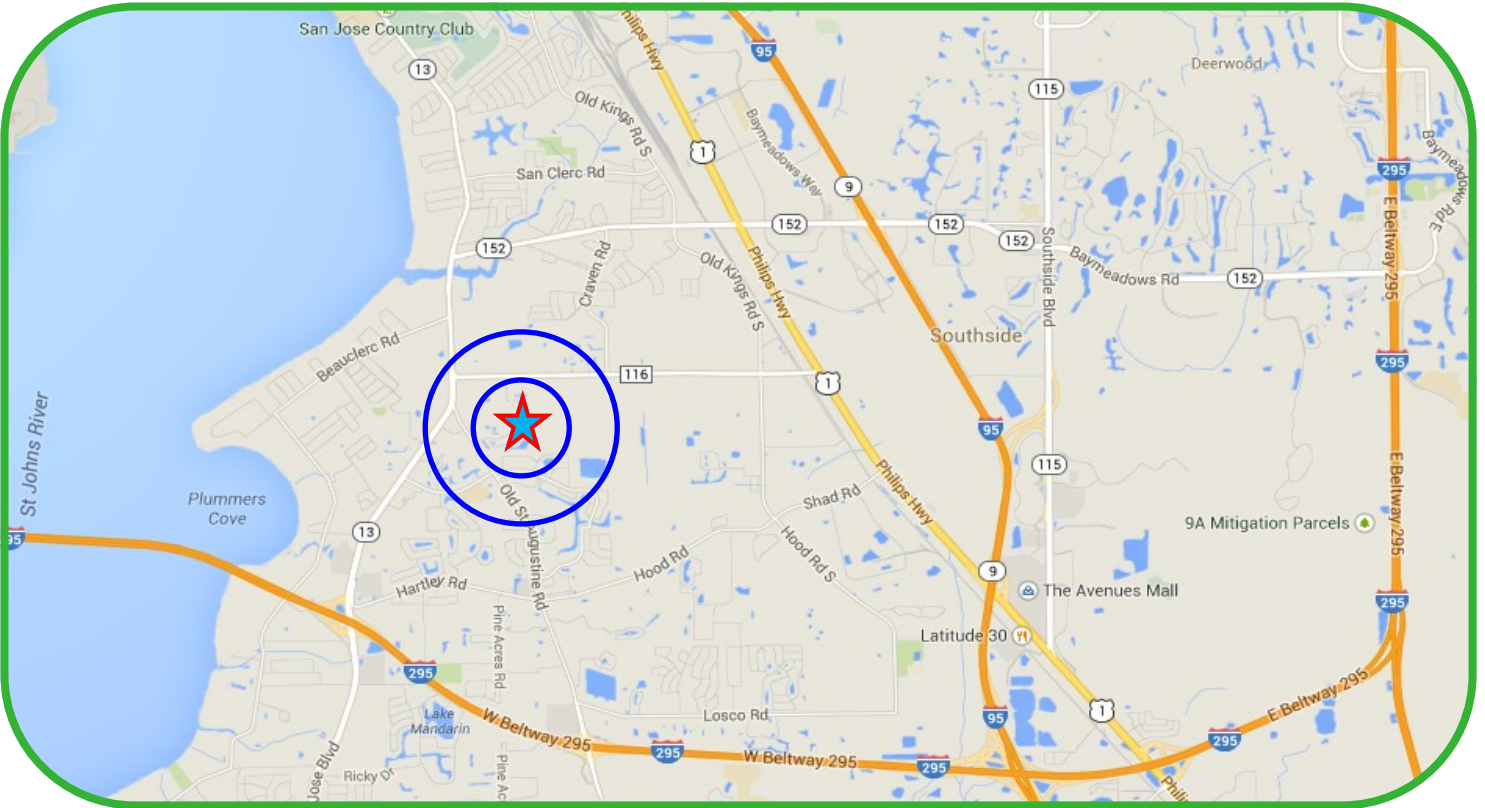
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## DEMOGRAPHICS

Population	1-mi.	3-mi.	5-mi.
<b>Total Population</b>	15,455	59,030	140,893
<b>Adult Population</b>	12,031	46,554	112,285
Age	1-mi.	3-mi.	5-mi.
<b>Median Age, Total</b>	39.12	40.23	38.18
Housing and Households	1-mi.	3-mi.	5-mi.
<b>Total Housing Units</b>	7,472	26,766	63,782
<b>Total Households</b>	6,855	24,968	59,333
<b>Owner-Occupied: Owned with a mortgage or loan</b>	2,595	10,822	24,239
<b>Owner-Occupied: Owned free and clear</b>	1,089	4,092	9,059
<b>Renter-Occupied</b>	3,125	9,887	25,584
Income	1-mi.	3-mi.	5-mi.
<b>Per Capita Income (based on Total Population)</b>	\$30,051	\$30,345	\$33,808
<b>Average (Mean) Household Income</b>	\$67,960	\$72,039	\$80,279
<b>Median Household Income</b>	\$48,650	\$51,075	\$56,070
<b>Total Retail Demand</b>	289,881,550	1,093,404,587	2,732,925,508
Employment and Occupation	1-mi.	3-mi.	5-mi.
<b>Total Civilian employed population aged 16+</b>	8,467	33,310	79,218

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