

Publix #0128 - OakLeaf Plantation Center

9518 Argyle Forest Boulevard
Jacksonville, FL 32222
Lat 30.194, Long -81.825

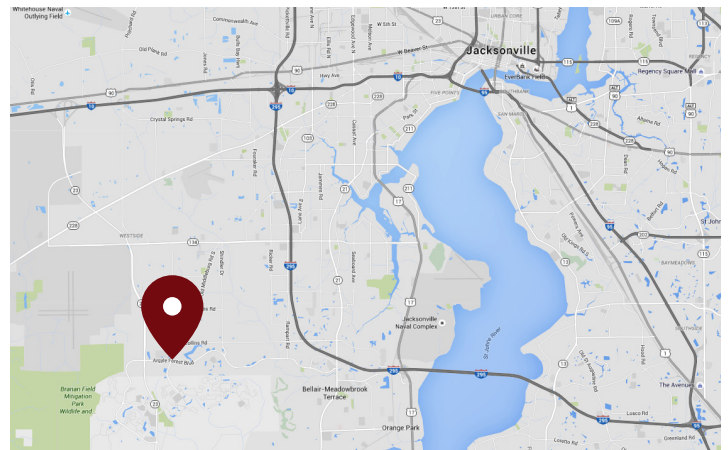
FOR LEASE



1,260 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored
- Jacksonville MSA
- Directly Across Argyle Forest Boulevard from OakLeaf Town Center
- Signalized Intersection
- Excellent Visibility of Shop Tenant Spaces and Signage
- Strong Neighborhood Tenant Mix
- Combined Traffic Count: 31,596 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	7,736	50,869	113,371
Daytime Population	6,156	38,645	89,151
Total Households	2,506	16,642	39,429
Avg. HH Income	\$91,286	\$88,329	\$73,902

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Tyler Wilkins

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3333 South Orange Avenue, Suite 201, Orlando, FL

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SITE PLAN

Suite	Tenant	Size
A1	Publix	44,840
B2	The UPS Store	1,260
B3	Andrews Dry Clean	1,260
B4	Island Nails	1,260
B5	Great Clips	1,260
B6	AVAILABLE	1,260
B7-10	Workout Anytime	5,246
C11	Papa John's	1,238
C12	State Farm Insurance	1,238
C13	Wok N Roll	1,238
C14	Goldmaster Jewelry	1,238
C15	T Baar	1,238
C16	Subway	1,238
C17	Golden Ox	1,238
C18	Pat Thai	1,238
C19	Vitiano's Italian Grill	1,725

TOTAL 68,015



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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



Saturday	246,428
Sunday	240,966
Monday	190,741

OF VISITS

TOP 3 HOURS

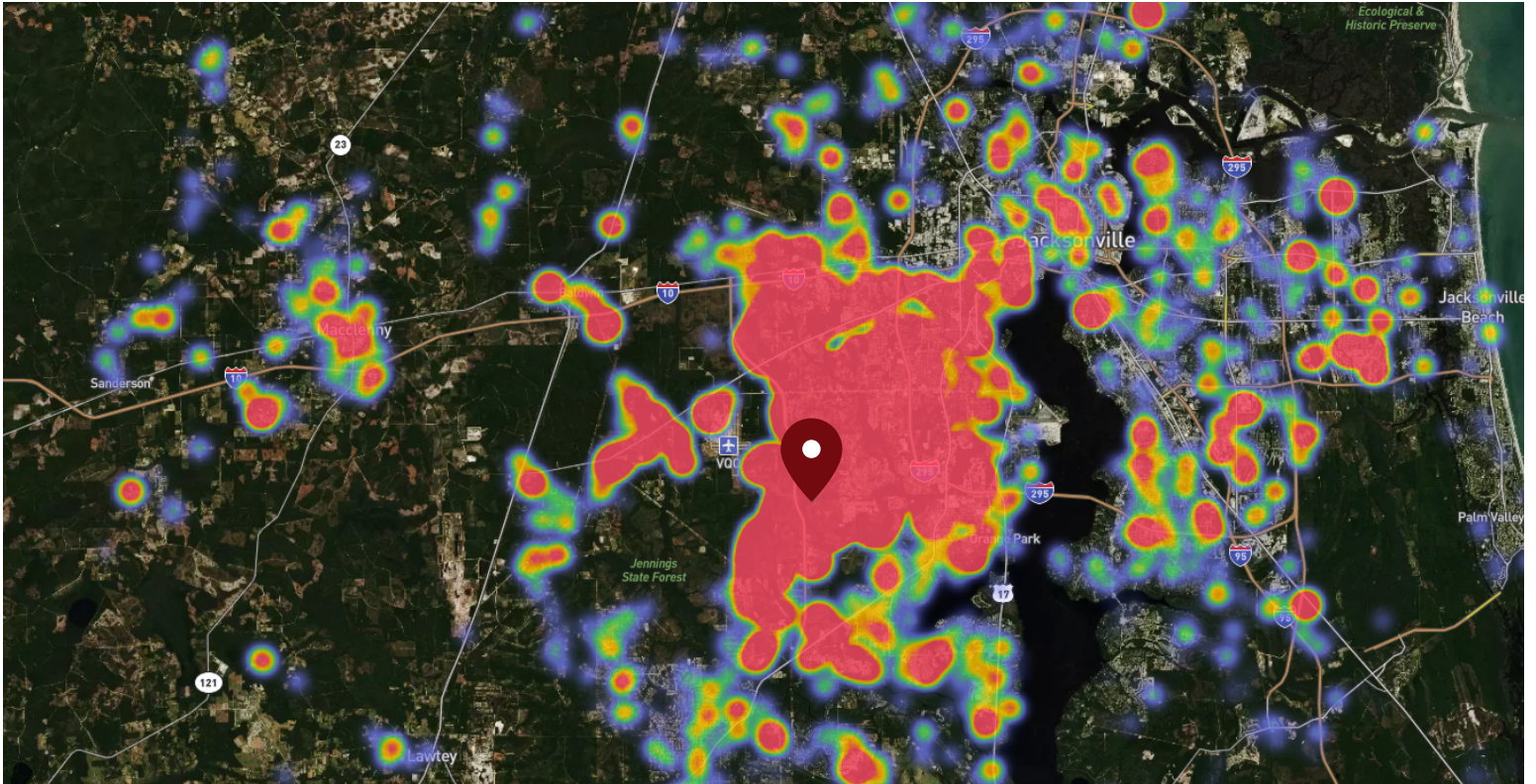


5-6 PM	254,019
4-5 PM	246,059
6-7 PM	233,701

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) Dec 1, 2019 - Nov 30, 2020

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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