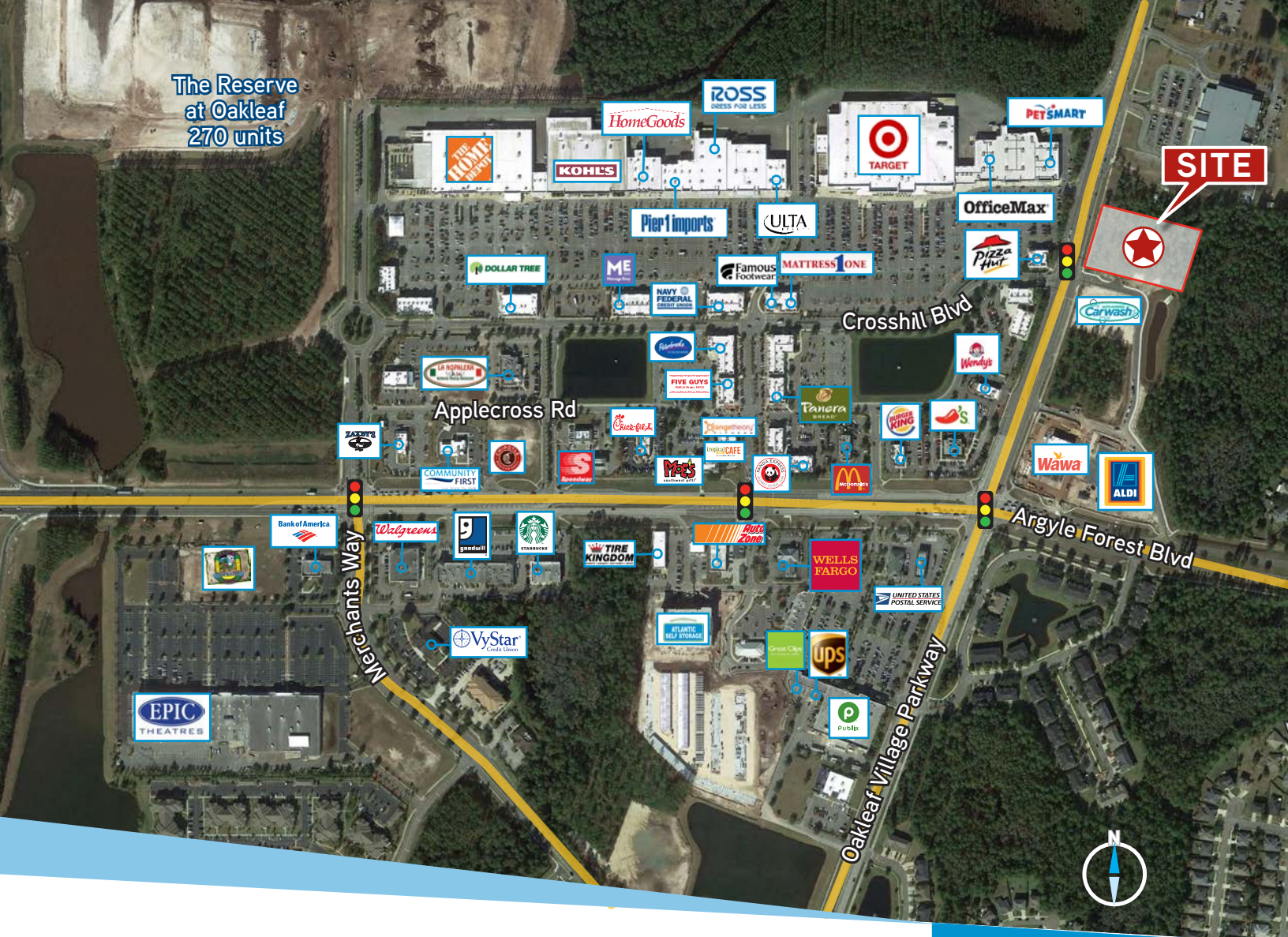


The Reserve  
at Oakleaf  
270 units



FOR SALE | 1.54 AC | 0 S. Old Middleburg Road | Jacksonville, FL 32222

## Oakleaf Corner

- 1.54± acres of retail land zoned PUD ready for development adjacent to Oakleaf Town Center
- Utilities are to the property line and access roads are in place
- Surrounding retailers include Gate Express Carwash, KFC, Aldi and Wawa
- Located at the northeast corner of Argyle Forest Blvd. & Old Middleburg Rd.
- Oakleaf Town Center to the west is anchored by Super Target, Kohl's and Home Depot
- Oakleaf Plantation Center to the south is anchored by Publix
- The average household income within 3 miles is \$86,574
- **Asking Price: \$2,350,000**

Traffic counts:

Argyle Forest Blvd. - 34,500± AADT | State Road 23 - 32,000± AADT

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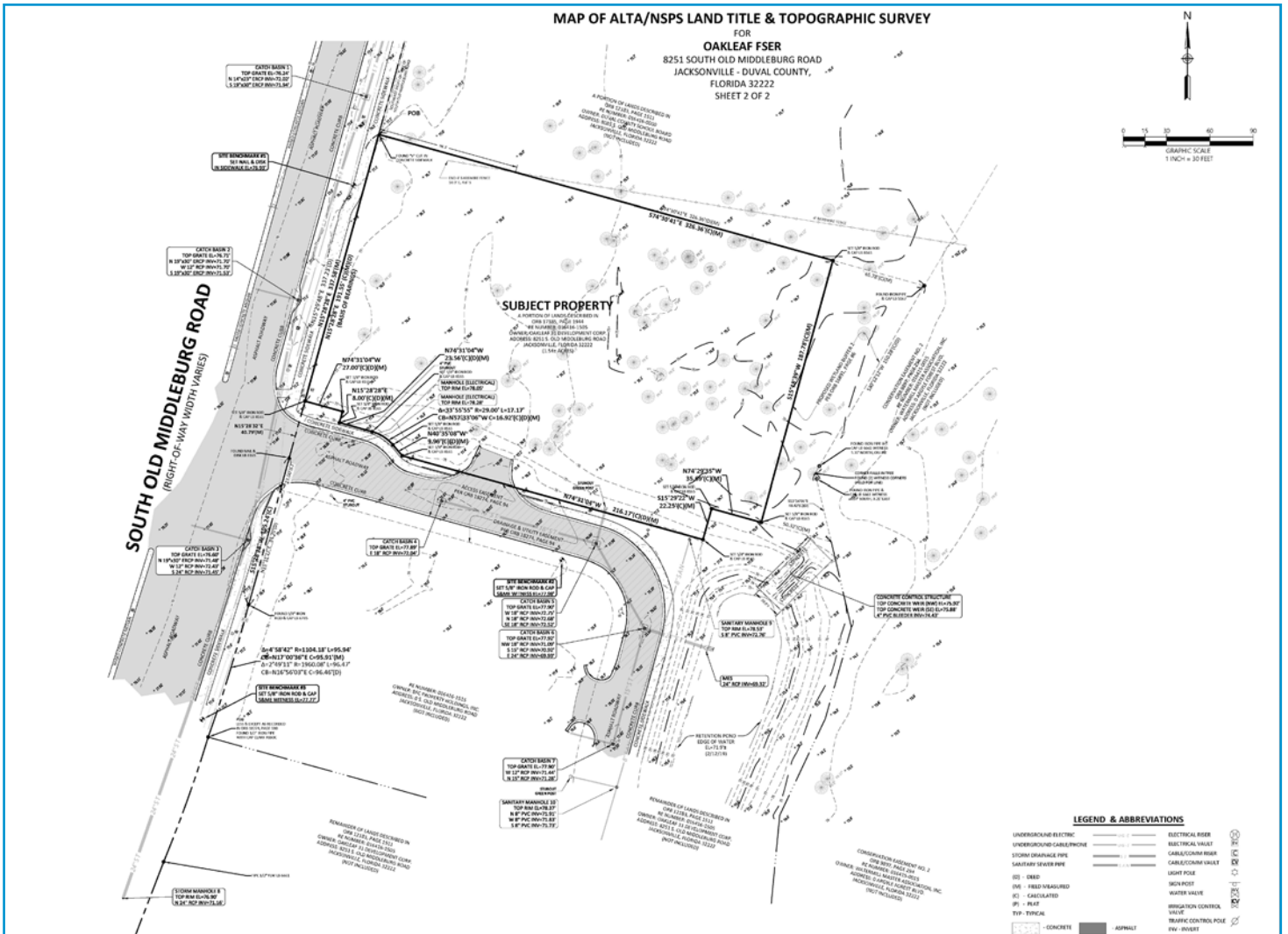
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# SURVEY



**POPULATION (2019)**

3 Mile	46,867
5 Mile	121,587
7 Mile	230,040



**DAYTIME POPULATION (2019)**

30,296
81,225
171,955



**AVERAGE HOUSEHOLD INCOME (2019)**

\$86,574
\$74,383
\$71,015



**MEDIAN AGE (2019)**

34.3
34.3
35.2

Source: Esri Business Analyst Online 2019

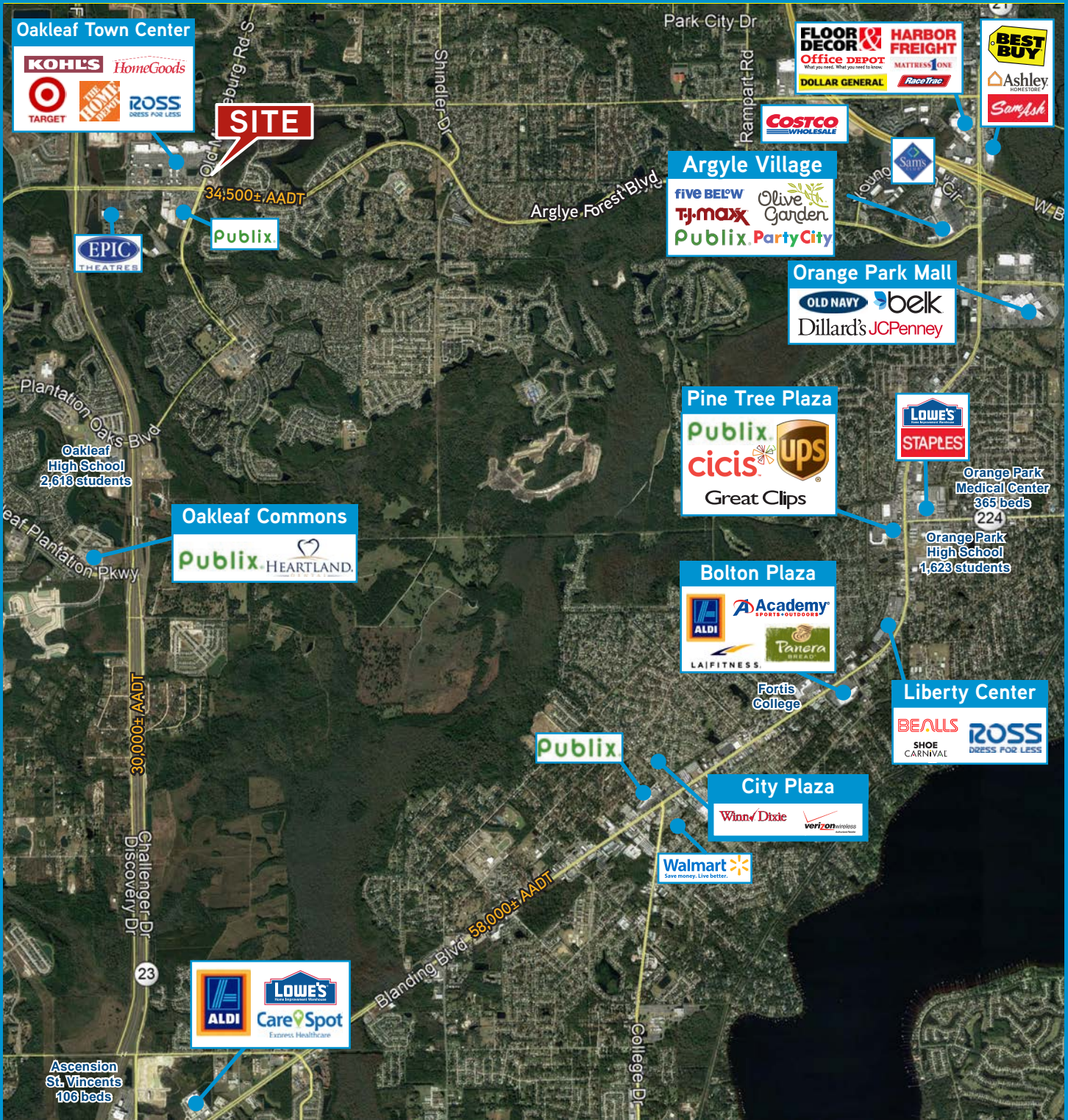
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# AERIAL OVERVIEW



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