

MANDARIN STATION

11200 San Jose Blvd., Jacksonville, FL 32223

EXECUTIVE SUMMARY



PROPERTY HIGHLIGHTS

- 3,085 SF 2nd generation restaurant end cap space with outdoor patio seating.
- 3,483 SF in-line space available.
- Prime visibility on San Jose Blvd. sitting just south of I-295.
- Situated within the densely populated, established & affluent community of Mandarin.
- Shadow anchors include Trader Joe's, Cost Plus World Market, TJ Maxx, Michael's & more.
- Newly constructed building - delivered in 2016.
- High traffic Counts: 62,000 VPD on San Jose Blvd., 139,000 VPD on I-295.

DEMOGRAPHICS

	3 MILE	5 MILES	10 MILES
2019 Population	60,677	115,267	489,428
2019 Daytime Population	53,045	124,199	518,295
2019 Average HH Income (\$)	89,686	91,829	85,366



EXCLUSIVE AGENT(S)

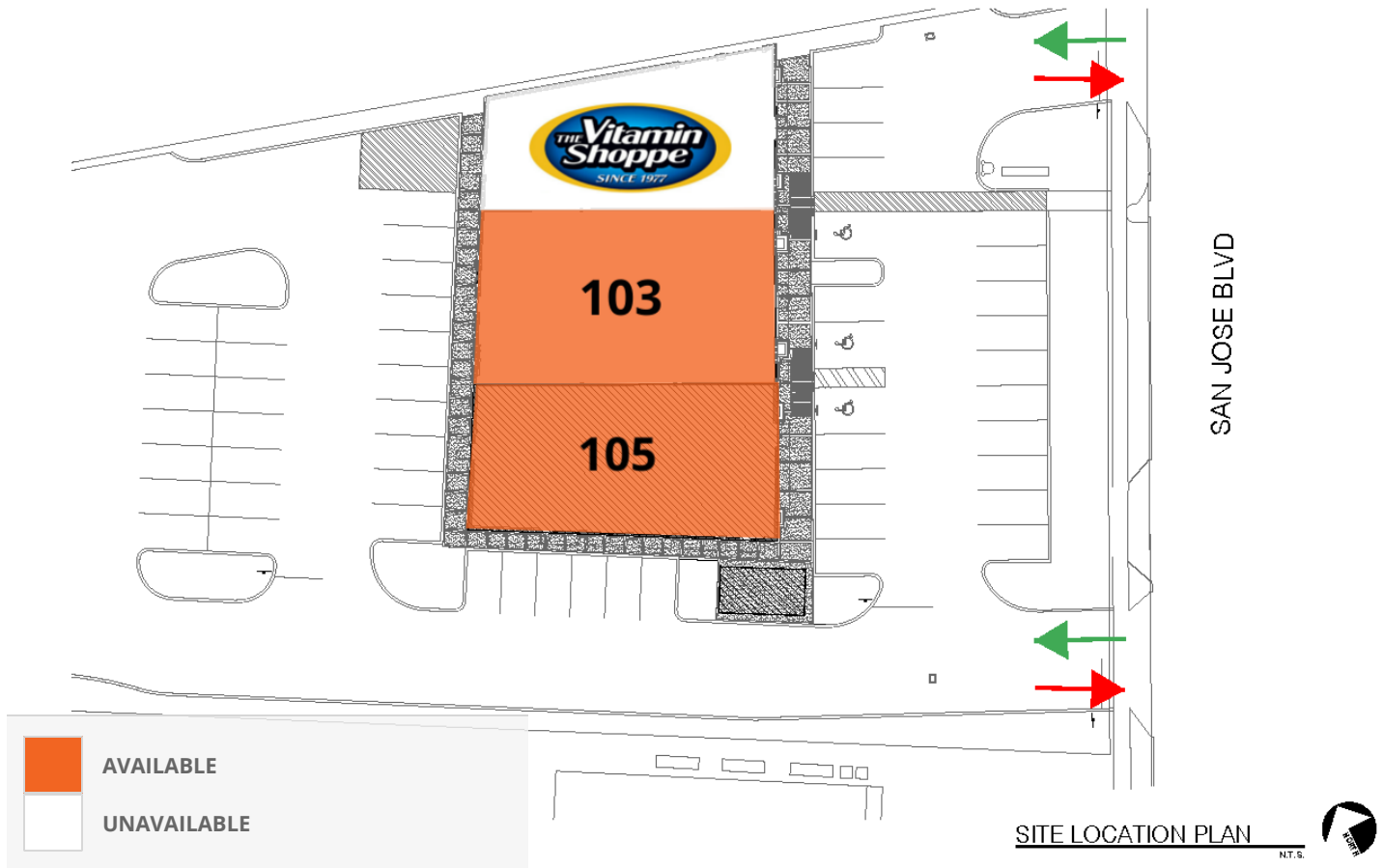
KELLY PULIGNANO • kelly.pulignano@tscg.com • 904.565.2635

STEPHANIE MCCULLOUGH • stephanie.mccullough@tscg.com • 904.565.2635

MANDARIN STATION

11200 San Jose Blvd., Jacksonville, FL 32223

SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
101	Vitamin Shoppe	2,689 SF
103	Available	3,483 SF
105	Available	3,085 SF

EXCLUSIVE AGENT(S)

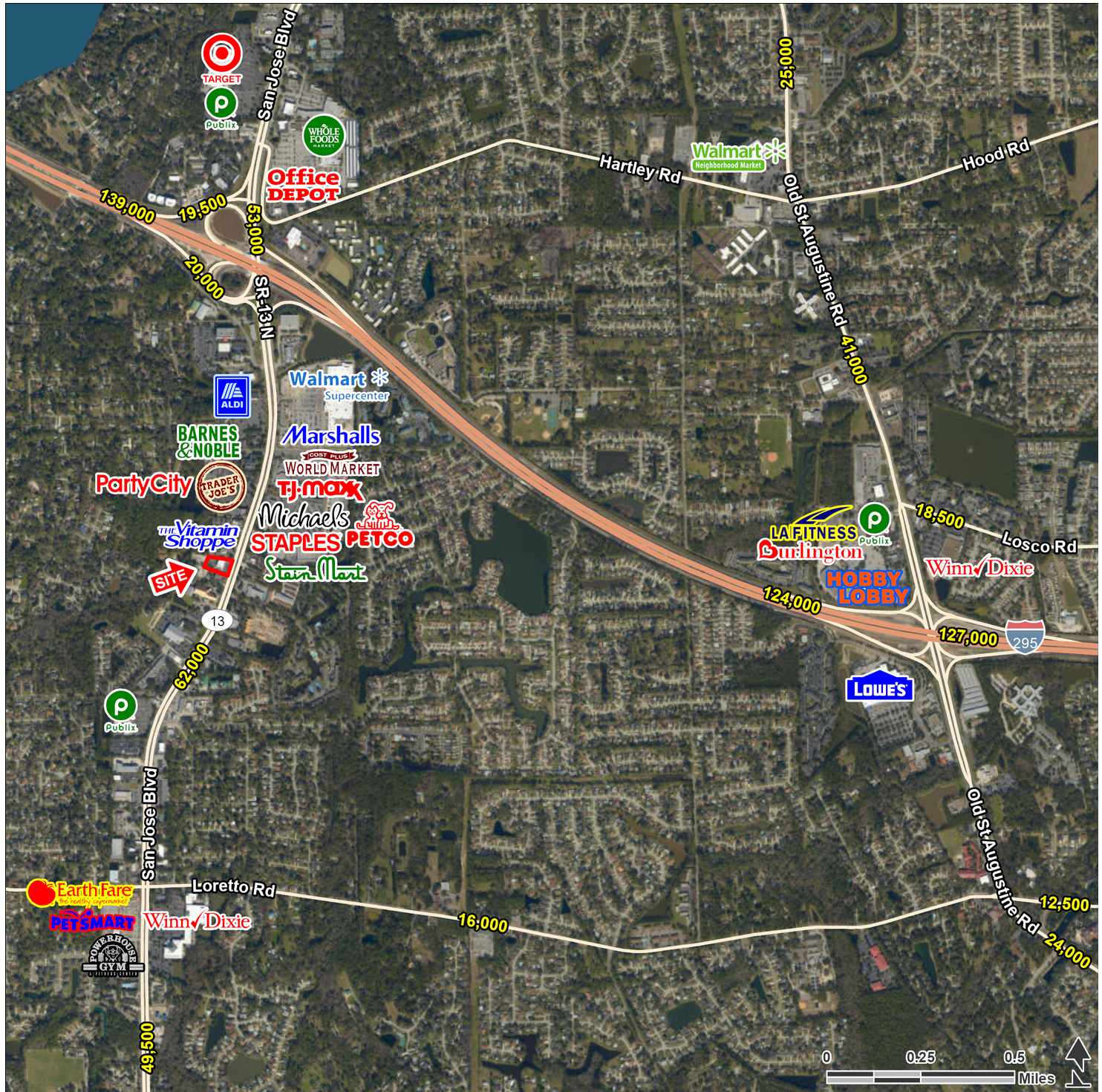
KELLY PULIGNANO • kelly.pulignano@tscg.com • 904.565.2635

STEPHANIE MCCULLOUGH • stephanie.mccullough@tscg.com • 904.565.2635

MANDARIN STATION

11200 San Jose Blvd., Jacksonville, FL 32223

RETAIL AERIAL



EXCLUSIVE AGENT(S)

KELLY PULIGNANO • kelly.pulignano@tscg.com • 904.565.2635

STEPHANIE MCCULLOUGH • stephanie.mccullough@tscg.com • 904.565.2635