

PRIME RETAIL SPACE ADJACENT TO KOHL'S

Jacksonville, FL 32222 | 9701 Crosshill Blvd. | Old Middleburg Blvd & Argyle Forest Blvd. | #1201



AVAILABLE SF:
24,800 SF

FRONTAGE:
APPROX 98'

ZONING:
COMMERCIAL

RATES:
CALL FOR DETAILS

AREA ANCHORS:



- 24,800 SF space available adjacent to Kohl's
- Located on Argyle Forest Blvd. (VPD 29,500) in the Oakleaf Town Center
- Easy access to the new First Coast Expressway SR 23 (Cecil Commerce Center Parkway-VPD 25,000)
- Powerful co-tenancy with high volumes of daily customer traffic

| DEMOGRAPHICS | 3 MILES | 5 MILES | 7 MILES | TRAFFIC COUNTS | VPD |
|-------------------------|---------|---------|---------|-----------------------------|------------|
| 2019 Population | 48,845 | 107,387 | 222,516 | Argyle Forest Blvd. | 29,500 VPD |
| 2019 Daytime Population | 29,820 | 69,117 | 165,405 | Cecil Commerce Pkwy (SR 23) | 25,000 VPD |
| 2019 Average HH Income | 86,910 | 76,938 | 71,052 | | |
| 2019 Median HH Income | 77,712 | 64,340 | 57,525 | | |



FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENT(S):
STEPHANIE MCCULLOUGH • stephanie.mccullough@tscg.com • 904.565.2635
KELLY PULIGNANO • kelly.pulignano@tscg.com • 904.565.2635



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Stan Johnson Co.
 THE NET LEASE AUTHORITY™

CHAINLINKS
 RETAIL ADVISORS

Demographics: Esri 2018 No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability assumed for error or omissions.

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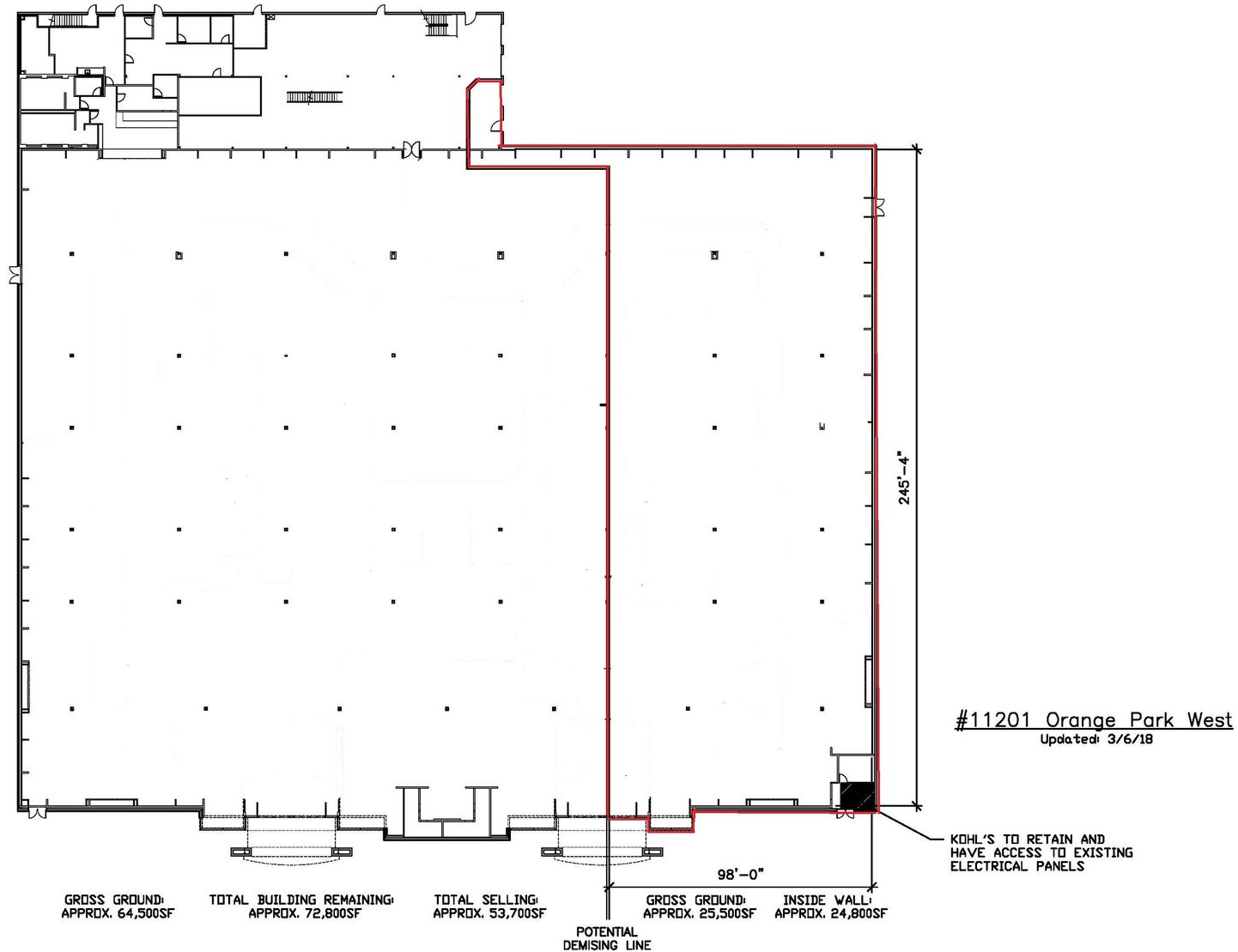
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