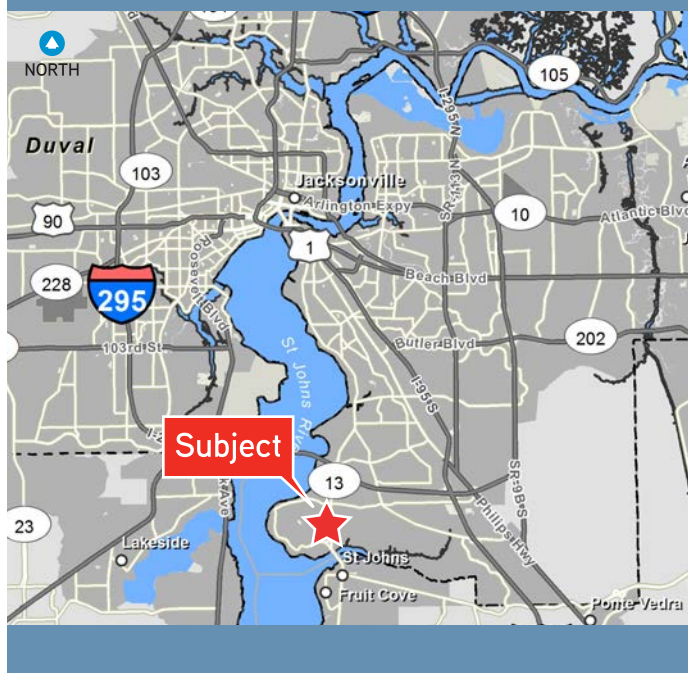




Northeast Florida



For Lease > Merchants Shopping Center of Mandarin Retail and Restaurant Space Available



**11705 San Jose Blvd.
Jacksonville, FL 32223**

- > Prime retail space available in Winn-Dixie anchored shopping center
 - Unit 23: 1,400± SF (Former fully equipped restaurant)
- > 1± AC outparcel available for ground lease or build-to-suit – call for outparcel pricing
- > Highly visible site at the signalized intersection of San Jose Blvd. and Loretto Rd.
- > Prominent pylon signage available
- > Vystar is opening their corporate headquarters onsite in summer 2018 with approximately 350 employees
- > Average household income of \$94,140 in 2017 within a 3 mile radius of the property
- > 58,500± cars per day along San Jose Blvd.
- > 14,500± cars per day along Loretto Rd.

NANCY SUMNER
Vice President | Retail Services
+1 904 861 1134
nancy.sumner@colliers.com

KATY FIGG
Vice President | Retail Services
+1 904 861 1133
katy.figg@colliers.com

SITE PLAN



PROPERTY PHOTOS



AREA OVERVIEW



Demographic Summary	1 Mile	3 Mile	5 Mile
2017 Population Estimate	7,625	50,742	115,523
2017 Estimated Households	3,092	20,540	45,433
2017 Average Household Income	\$95,170	\$94,140	\$94,726

Source: Esri Business Analyst Online

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2018. All rights reserved.