

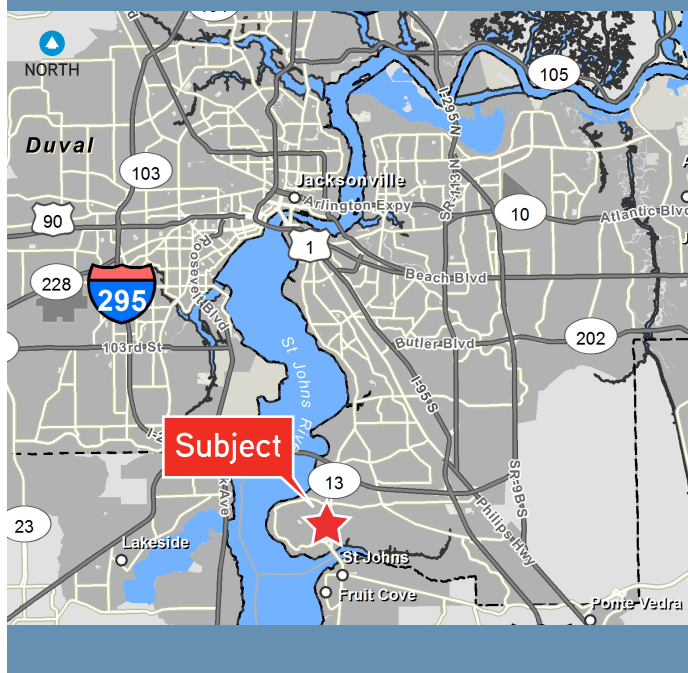


Northeast Florida



## 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)
  - Unit 24: 2,800± SF
  - Unit 30: 5,150± SF
- > 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
- > Approximately 350 employees on site
- > 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.

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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