



OAK HILL VILLAGE | FOR LEASE

7628 103rd Street
Jacksonville, FL 32210

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PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

Cantrell & Morgan is pleased to present retail space available for lease in Oak Hill Village, located at 7628 103rd Street in Jacksonville, FL. Oak Hill Village is one of West Jacksonville's most trafficked shopping centers. Located at the signalized intersection of 103rd Street (45,500 AADT) and Ricker Road (9,100 AADT).

Join retailers such as; Publix, Planet Fitness, Little Ceasars Pizza, and many others.

This property offers ample parking, 919' of frontage on 103rd Street, great visibility, tall monument signage, and various points of access.



PROPERTY HIGHLIGHTS

- Publix anchored shopping center
- Tall monument signage
- Ample parking
- Frontage on 103rd Street
- Sprinkled suites
- CCG-1 zoning

LEASE DETAILS

Suite	Size	Lease Rate	Lease Type
Suite #2	1,000 SF	\$22/SF	\$5.08/SF NNN
Suite #8	1,050 SF	\$22/SF	\$5.08/SF NNN
Suite #11-14	4,900 SF	\$22/SF	\$5.08/SF NNN



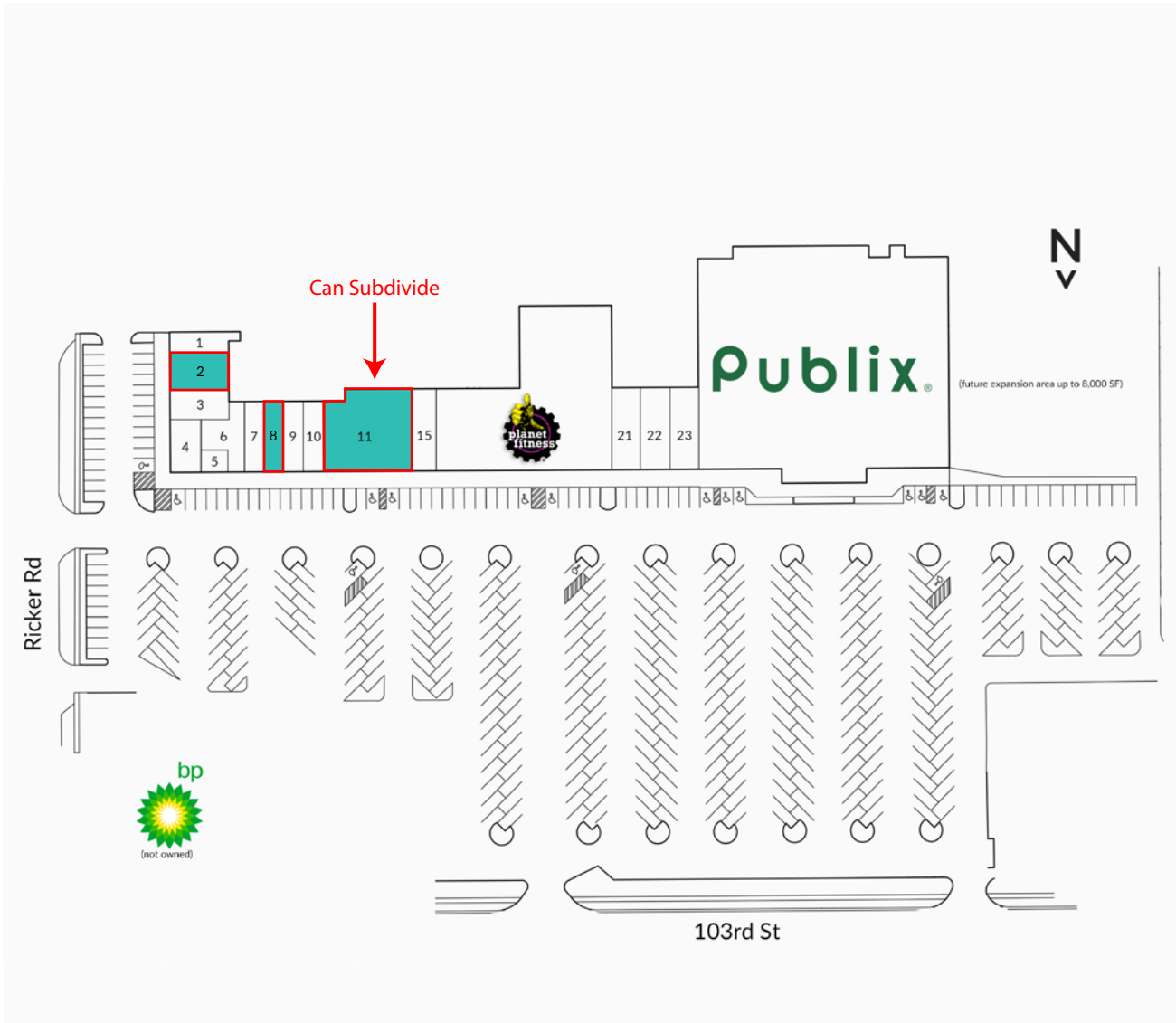
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SITE PLAN



UNIT	TENANT	SF
1	Country Day Cleaners	1,500
2	Available	1,000
3	Sushi Royal	1,000
4	Nino's Oriental	1,250
5	Ricker Pharmacy	1,190
6	Dip N Clip	1,080
7	Cell Touch	1,080
8	Available	1,050
9	Smoker Friendly	1,050
10	Chop Shop Barbershop	1,050
11	Available	4,900
15	24/7 Coin Laundry	1,306
16	Planet Fitness	15,991
21	Hot Wok	1,750
22	Little Caesar's	1,750
23	Nail Pro	1,750
24	Publix	39,795
R-BIN	RTM Recycling	Outparcel
TOTAL		78,492

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SUITE #11-14 - INTERIOR PHOTOS

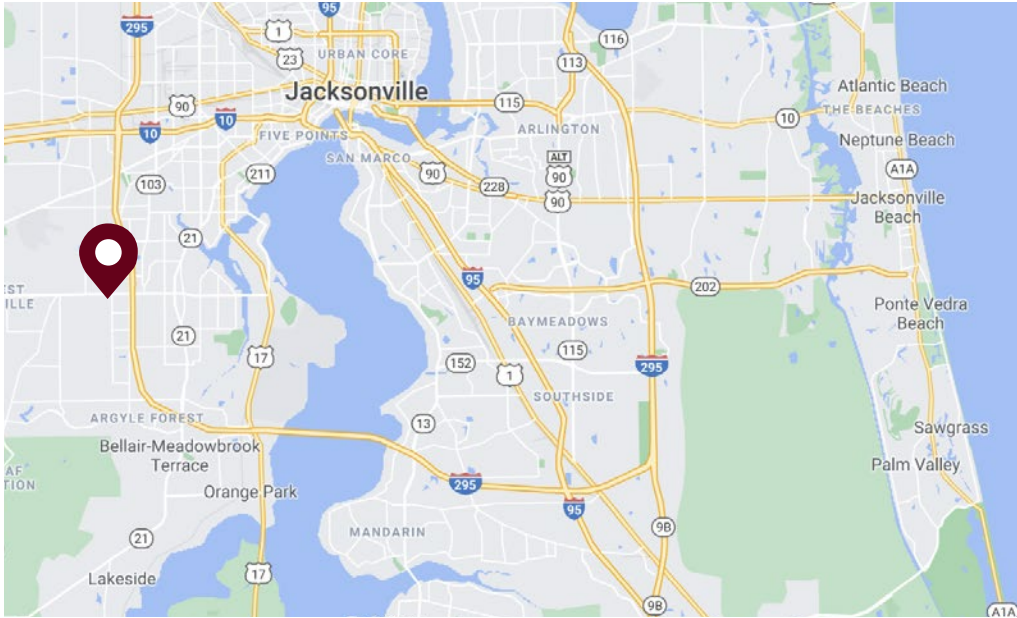


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DEMOGRAPHICS

2021 - 2026 DEMOGRAPHICS	3 MILES	5 MILES
2021 Population	76,590	186,515
Projected 2026 Population	80,100	196,130
Households	28,425	70,289
Median Age	35.3	35.8
Median Household Income	\$50,108	\$53,634
Average Household Income	\$59,577	\$67,839



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