



TAPESTRY PARK | FOR LEASE

9822 Tapestry Park Circle
Jacksonville, FL 32246

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PROPERTY OVERVIEW

PROPERTY DESCRIPTION

Cantrell & Morgan presents the unique opportunity to become a part of Tapestry Park, a beautiful mixed-use development centrally located in Jacksonville, FL. Tapestry Park is located at the intersection of Southside Boulevard (49,500 AADT) and Gate Parkway Boulevard (17,000 AADT). The property is part of the Deerwood Park master development which contains more than 3.4 million square feet of office space with supporting retail, hotel, and entertainment venues. Tapestry Park's urban village is a unique combination of traditional, but chic, condominium residences interlaced with boutique shops, office space, popular eateries and retail services.

The Deerwood Park master development 358-acre park began in 1983 and is home to over 50 companies employing over 15,000 people. As one of the top 10 corporate relocation sites in the country and with approximately 152,432 employees within a 5-mile radius you don't want to miss this opportunity!

PROPERTY HIGHLIGHTS

- Central location with ample parking
- Retail and restaurant space available
- Building and monument signage available
- 152,432 employees within a 5-mile radius

LEASE DETAILS

Suite	Size	Lease Rate	Lease Type
Suite 104	1,200 SF	\$25/SF	\$9.55/SF NNN



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SURROUNDING RETAIL/MULTI-FAMILY/OFFICE



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TAPESTRY PARK I & II



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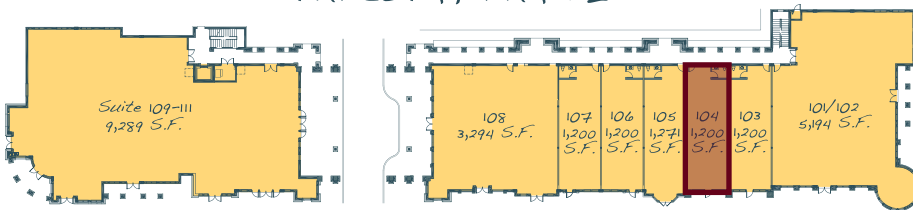
FLOOR PLANS

TAPESTRY PARK MAIN STREET (PHASE ONE) ELEVATION

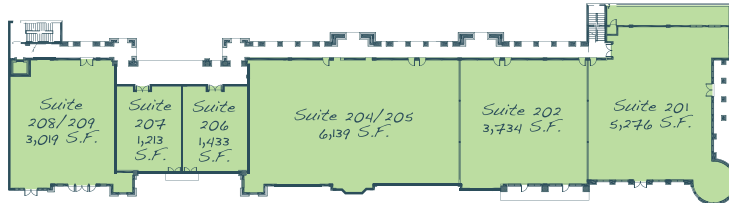


Retail
 Office Condos

TAPESTRY PARK I

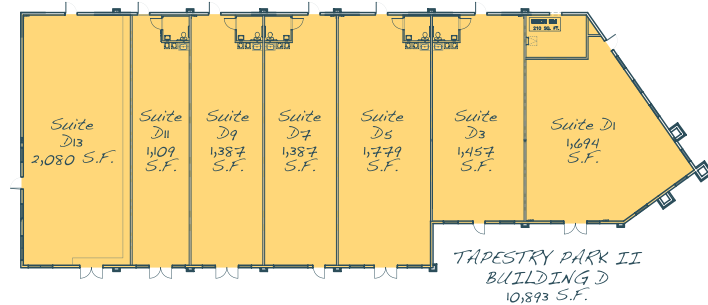


TAPESTRY PARK MAIN STREET - FIRST FLOOR

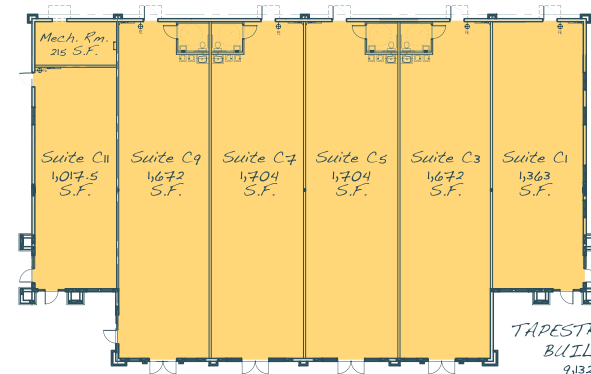


TAPESTRY PARK MAIN STREET - SECOND FLOOR - OFFICE CONDOS

TAPESTRY PARK II



TAPESTRY PARK II
BUILDING D
10,893 S.F.



TAPESTRY PARK II
BUILDING C
9,132.5 S.F.

RETAIL SHOPS	BUILDING D	BUILDING C	OFFICE CONDOS
FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	SECOND FLOOR
101/102 - Renasant Bank	D1 - Hayashi Sushi	C1 - Clean EatZ	201 - Genesis Engineering
103 - Flame Broilers	D3 - Axion	C3/C5 - H&R Block	202 - Raymond James
104 - 1,200sf	D5 - Royal Essence	C7 - Pure Barre	204/205 - Peters & Yaffee
105 - Pavlos Jewelry	D7/D9 - Heartland Rehab	C9/C11 - Another Broken Egg	206 - Dr. Kirsner
106 - Cabinet Shoppe	D11 - Salvatore's Pizza		207 - Media Mix
107 - IMAGE Studios	D13 - Tikka Bowls & Tacos	TOTAL SF: 9,132.5	208/209 - Focus One
108 - IMAGE Studios	TOTAL SF: 10,893		TOTAL SF: 20,382
109-111 - Ill Forks			
TOTAL SF: 23,848			

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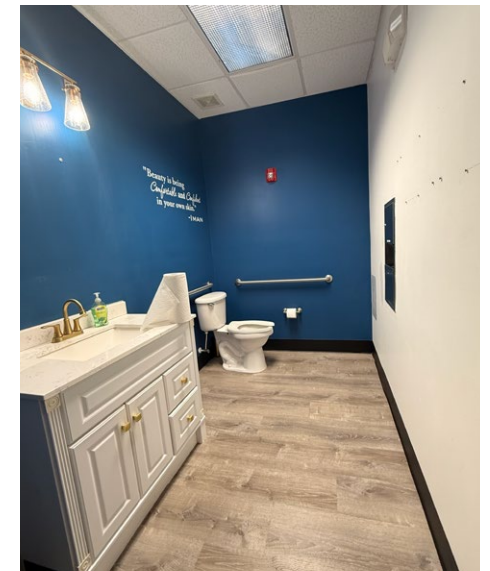
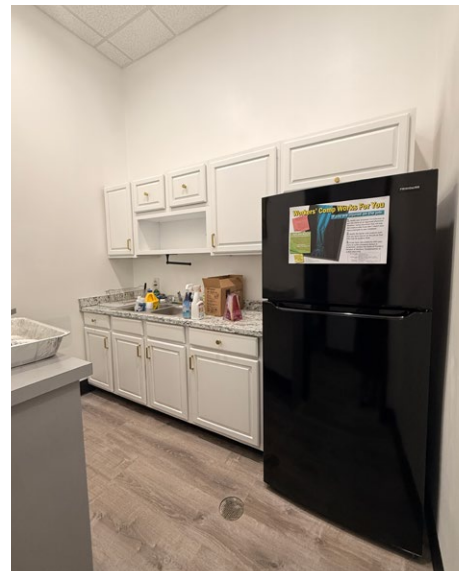
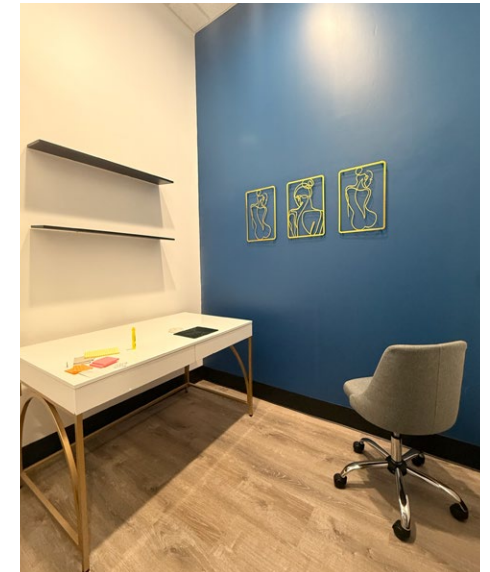
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VACANCY - SUITE 104



Tapestry Park I - Suite 104
First Floor Retail Suite - 1,200 SF

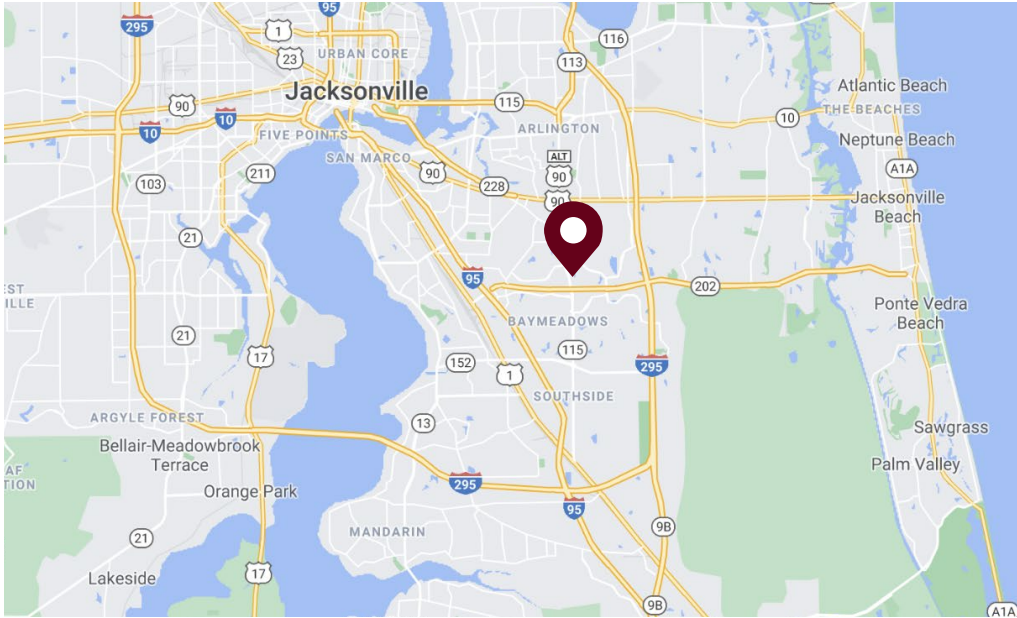


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DEMOGRAPHICS

	3 MILES	5 MILES
2025 Estimated Population	81,717	216,919
2030 Projected Population	85,185	220,930
Households	37,180	92,916
Median Age	33.7	35.5
Median Household Income	\$74,365	\$75,650
Average Household Income	\$95,824	\$101,434



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