

# CROSSROADS SQUARE

8102 BLANDING BLVD | JACKSONVILLE, FL 32244

\*2024 FAÇADE RENOVATIONS UNDERWAY



## LEASING NOW

- END CAP PATIO + DRIVE THRU
- INLINE RETAIL/OFFICE SUITES
- WAREHOUSE + 2 TRUCK WELLS





# LEASING INFORMATION

| UNIT   | SIZE       | DESCRIPTION                     | PRICE                      |
|--|------------|---------------------------------|----------------------------|
| Suite 18   | 1,600 SF   | Inline space                    | \$17/SF +<br>\$4.95/SF NNN |
| Landlord incentives offered for qualified food users<br>Including hood system and grease trap installation |            |                                 |                            |
| Suite 22   | 1,400 SF   | Inline space                    | \$25/SF +<br>\$4.95/SF NNN |
| Suite 30   | ± 2,064 SF | Drive thru +<br>patio potential | \$38/SF +<br>\$4.95/SF NNN |
| Potential for a mezzanine, 24' ceiling height  |            |                                 |                            |
| Suite 30   | ± 2,064 SF | No Outdoor<br>Space             | \$29/SF +<br>\$4.95/SF NNN |
| Potential for a mezzanine, 24' ceiling height  |            |                                 |                            |
| Suite 31   | ± 3,090 SF | Warehouse +<br>2 Truck Wells    | \$14/SF +<br>\$4.95/SF NNN |

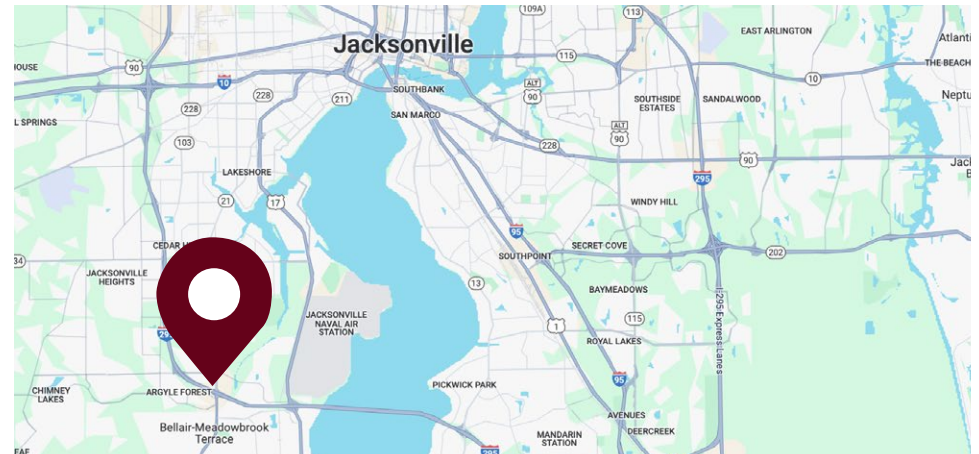


## DEMOGRAPHICS

|                          | 1 MILE   | 3 MILES  | 5 MILES  |
|--------------------------|----------|----------|----------|
| Population               | 9,398    | 67,796   | 162,946  |
| Households               | 4,184    | 26,465   | 62,109   |
| Median Age               | 31.7     | 35.8     | 37.1     |
| Average Household Income | \$57,366 | \$72,069 | \$80,741 |

## PROPERTY INFORMATION

- Distance to I-295 Interchange - 0.3 miles
- Blanding Blvd traffic count - 37,000 AADT
- I-295 traffic count- 73,500 AADT
- Parking spaces - 840 paved parking spaces
- 3 points of ingress/egress
- 3 lit monument signs
- Landlord incentives offered to qualified Tenants



8102 Blanding Blvd | Jacksonville, FL 32244

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# FAÇADE IMPROVEMENTS UNDERWAY



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# SITE PLAN & TENANT KEY

| UNIT  | TENANT                   |
|-------|--------------------------|
| 1     | LARRY'S GIANT SUBS       |
| 2     | COSMO PROF               |
| 3     | DOLLAR GENERAL           |
| 4,5,6 | AROUND THE CLOCK DAYCARE |
| 7     | ONEMAIN FINANCIAL        |
| 8     | FLOOR & DECOR            |
| 9     | BILLION NAIL AND SPA     |
| 10    | RAW CUTS                 |
| 11    | G INSTITUTE              |
| 12,13 | COUNTER SPELL GAMES      |
| 14    | FAST SIGNS               |
| 15    | PUPPIES GALORE           |
| 16    | GRAZE CRAZE              |
| 17    | REVAMP WELLNESS          |
| 18    | AVAILABLE                |
| 19    | DELICIAS COLOMBIANAS     |
| 21    | THE SMP FACTORY          |
| 22    | AVAILABLE                |
| 23,24 | BLANDING LAUNDRY         |
| 25    | PIZZA HUT                |
| 26,27 | HARBOR FREIGHT TOOLS     |
| 28    | KIDS EMPIRE              |
| 29/30 | SANITAS MEDICAL CENTER   |
| 30    | AVAILABLE                |
| 31    | AVAILABLE                |
| OP1   | CHASE ATM                |
| OP2   | RACETRACK                |



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# EXTERIOR PHOTOS



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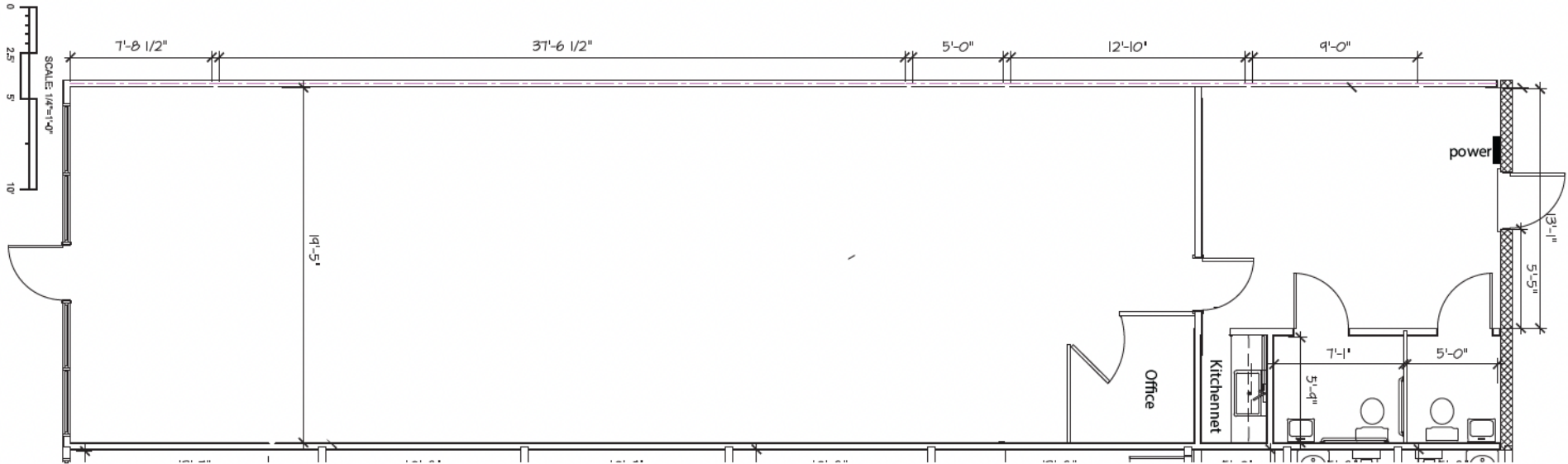
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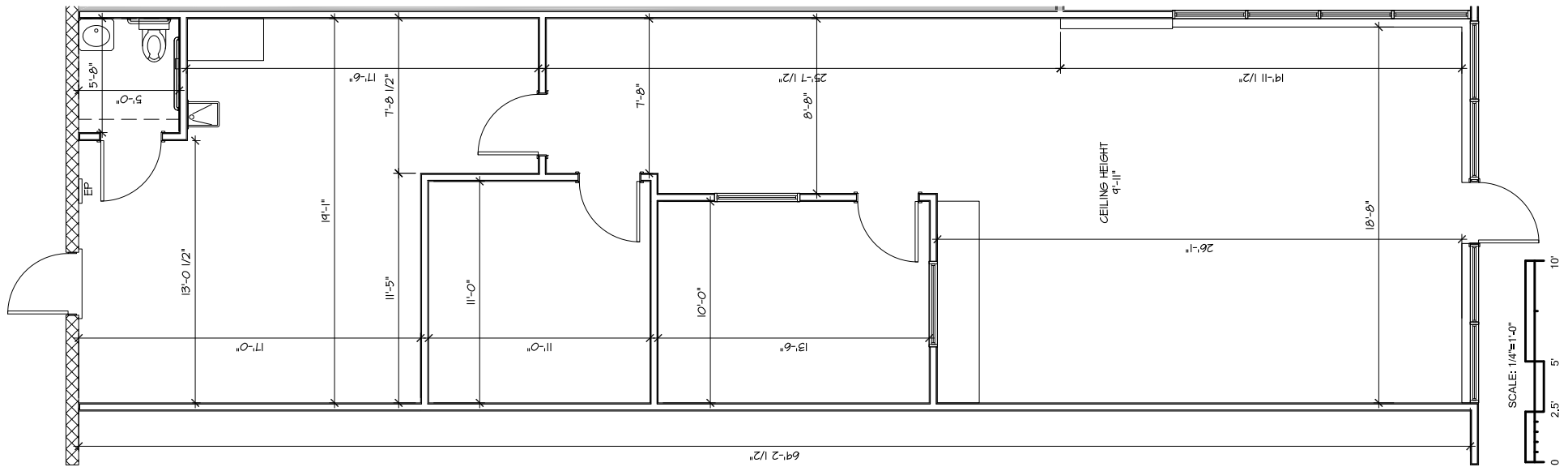
# FLOOR PLAN - SUITE 18



**SUITE 18**  
1,600 SF

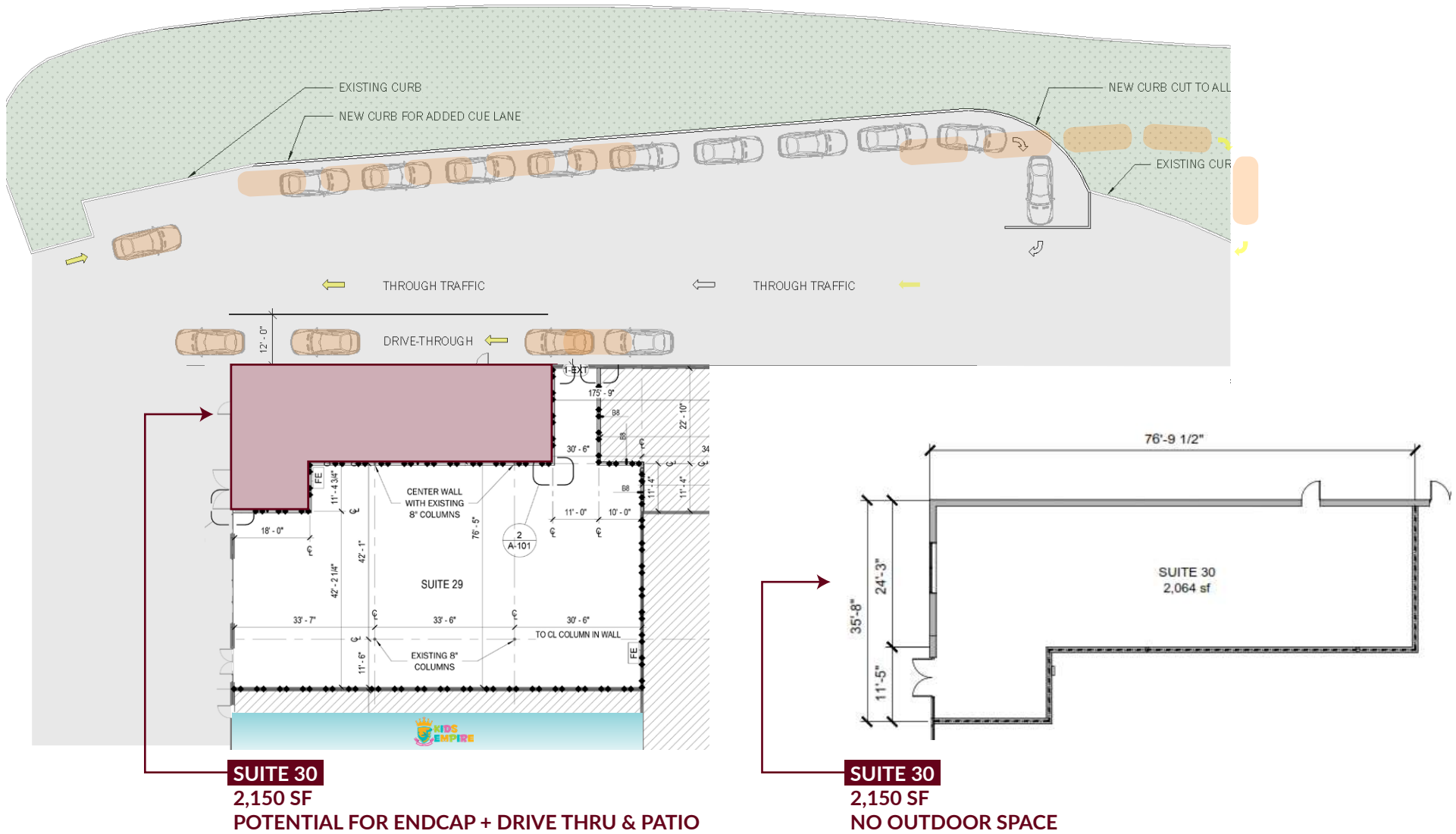


# FLOOR PLAN - SUITE 22



**SUITE 22**  
**1,400 SF**

# FLOOR PLAN - SUITE 30 (WITH & WITHOUT OUTDOOR SPACE)





# WAREHOUSE SPACE - SUITE 31

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## PROPERTY HIGHLIGHTS

- Size: 3,000 SF
- Two (2) truck wells
- 3-phase power / 450 amps
- 10-ton HVAC
- 24-foot ceiling height
- Great access to I-95

## PROPERTY INFORMATION

Prime industrial/flex space available on Blanding Blvd! This 3,000 SF warehouse offers everything you need for efficient operations and storage.

Located in a strategic, high-traffic area, this space is ideal for businesses looking to expand or streamline their operations. Don't miss out on this exceptional leasing opportunity!

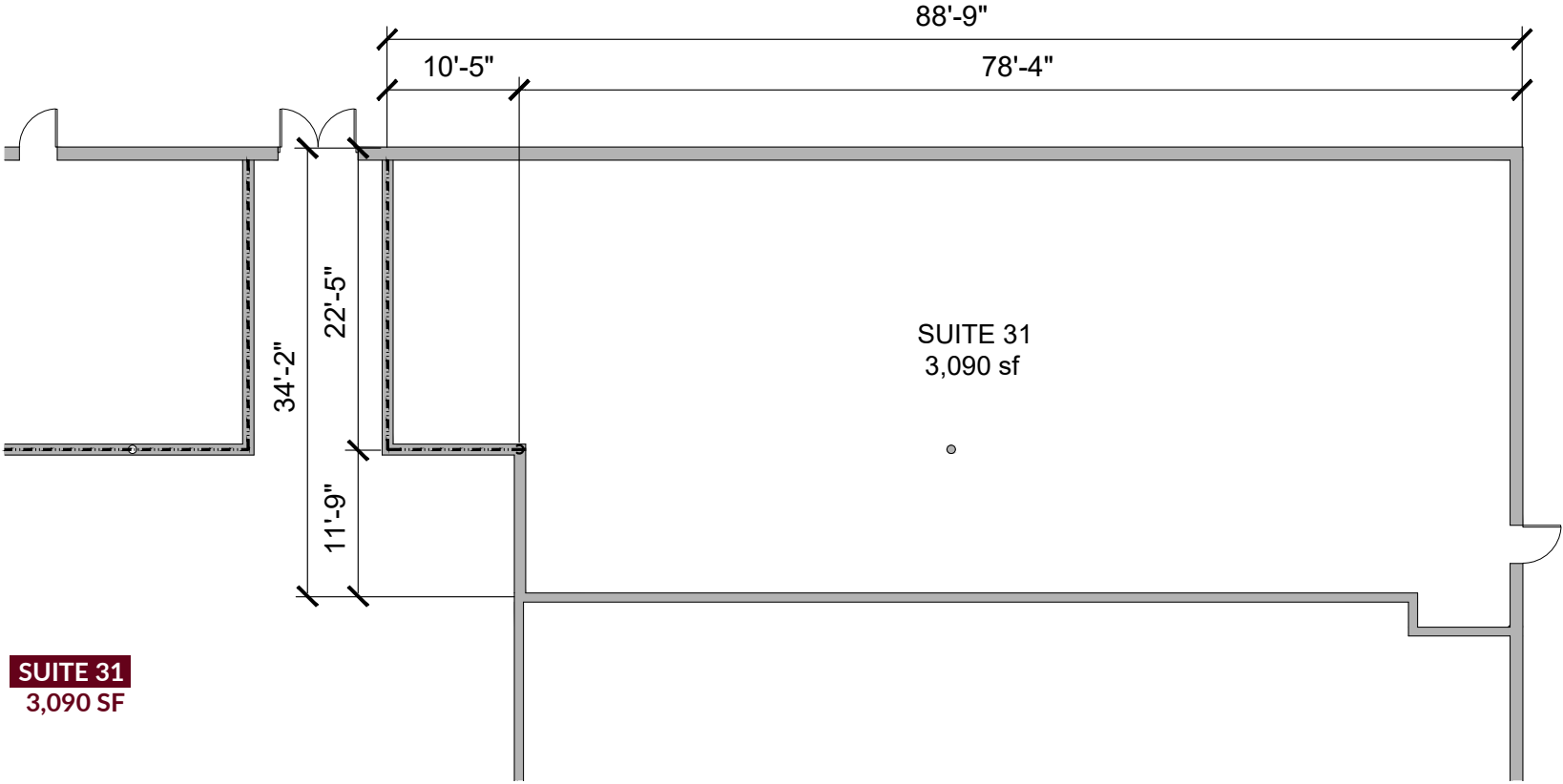


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# FLOOR PLAN - SUITE 31



**SUITE 31**  
3,090 SF



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