

CROSSROADS SQUARE

8102 BLANDING BLVD | JACKSONVILLE, FL 32244

End Cap With Visibility
From Blanding Blvd



LEASING NOW

- END CAP PATIO + DRIVE THRU
- WAREHOUSE + 2 TRUCK WELLS



LEASING INFORMATION

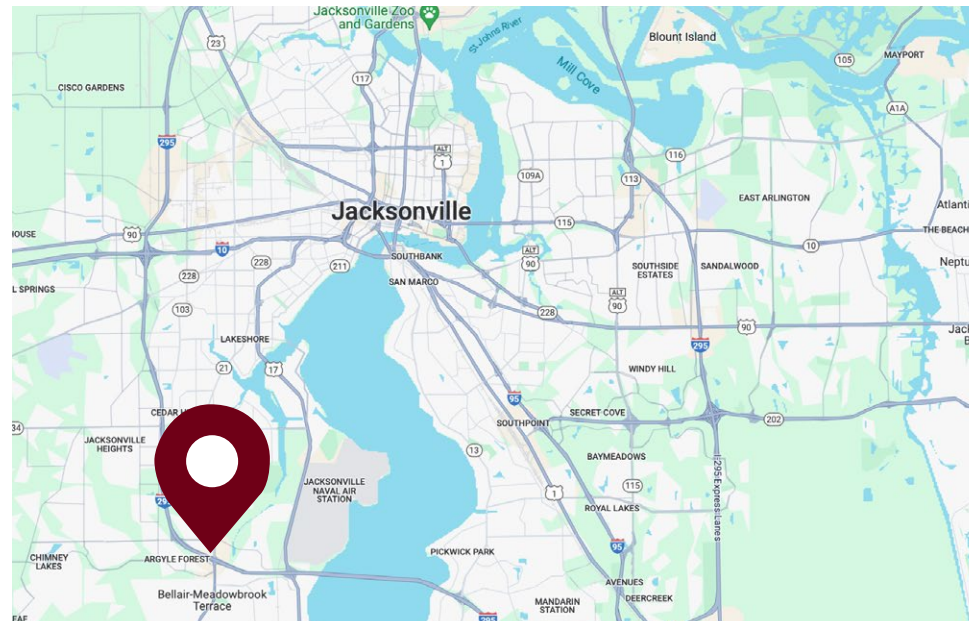
UNIT	SIZE	DESCRIPTION	PRICE
Suite 30 Potential for a mezzanine, 24' ceiling height	± 2,064 SF	Drive thru + patio potential	\$38/SF + \$4.95/SF NNN
Suite 30 Potential for a mezzanine, 24' ceiling height	± 2,064 SF	No Outdoor Space	\$29/SF + \$4.95/SF NNN
Suite 31	± 3,084 SF	Warehouse + 2 Truck Wells	\$2,000 - \$2,500/ Month Gross

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

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



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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	HONEY BEE BAKERY
19	DELICIAS COLOMBIANAS
21	THE SMP FACTORY
22	LSSC
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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EXTERIOR PHOTOS

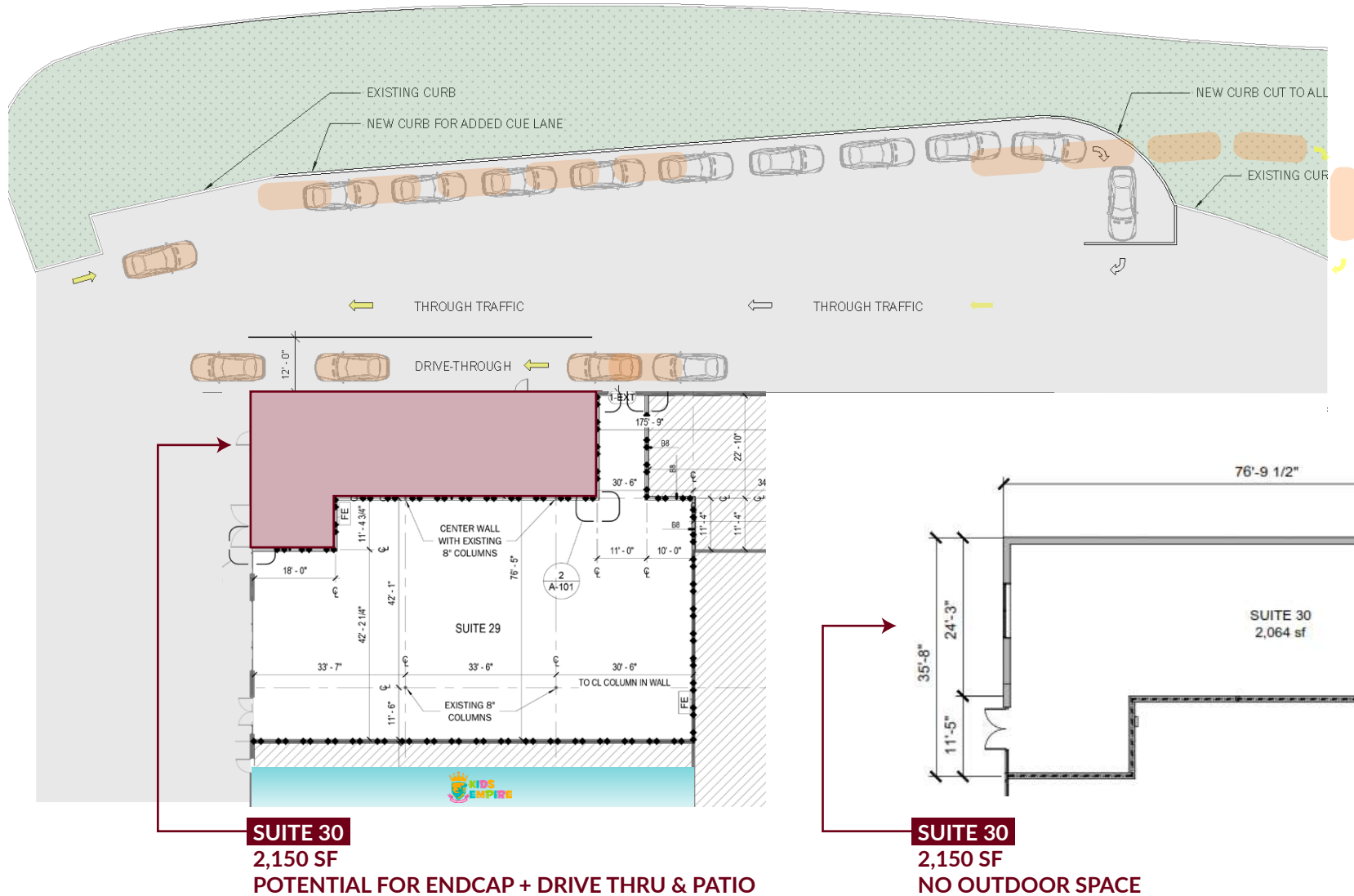


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FLOOR PLAN - SUITE 30 (WITH & WITHOUT OUTDOOR SPACE)



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WAREHOUSE SPACE - SUITE 31

PROPERTY HIGHLIGHTS

- Size: 3,084 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 3,084 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!

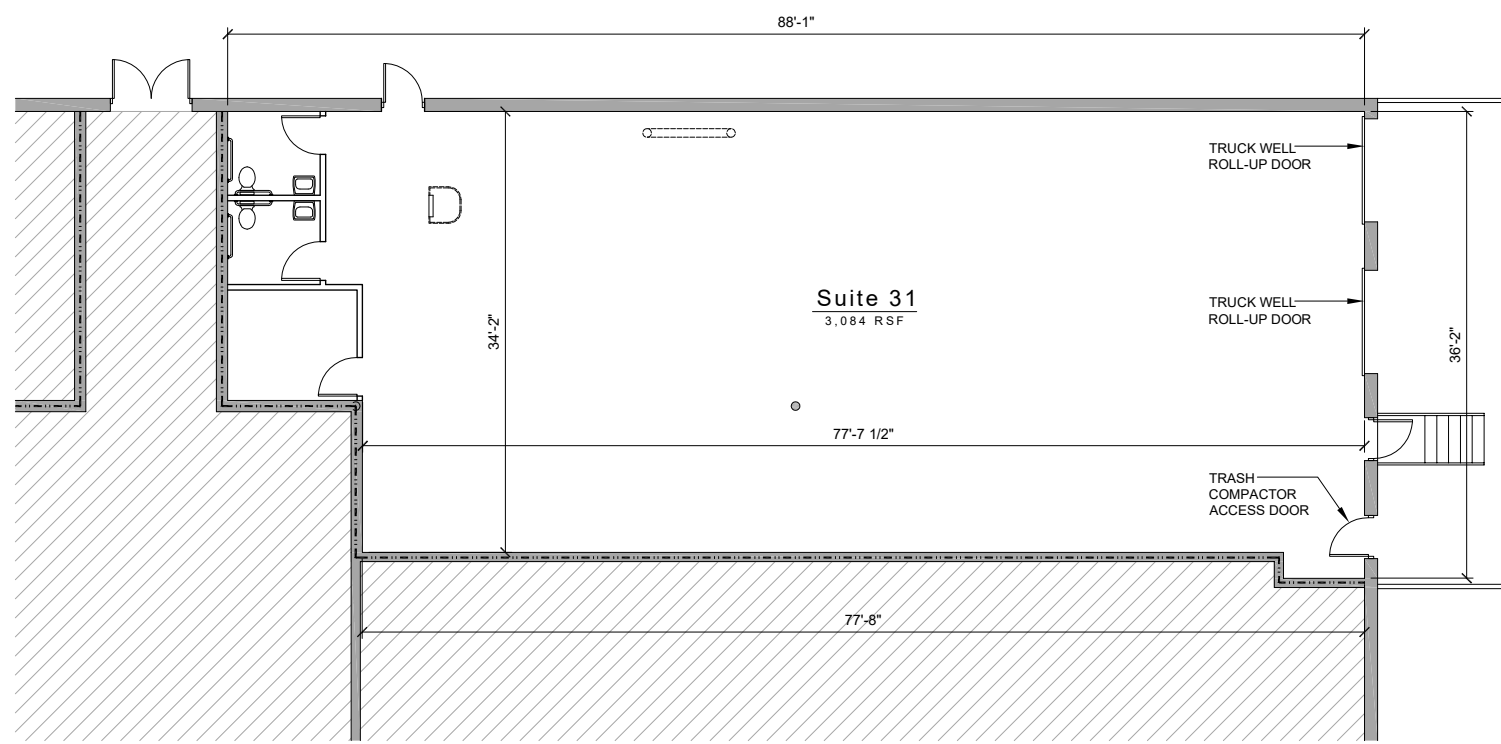


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FLOOR PLAN - SUITE 31



SUITE 31
3,084 SF

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