

CROSSROADS SQUARE

8102 BLANDING BLVD | JACKSONVILLE, FL 32244

*2024 FAÇADE RENOVATIONS UNDERWAY



LEASING NOW

- ENDCAP PATIO + DRIVE THRU
- INLINE RETAIL/OFFICE SUITES



LEASING INFORMATION

UNIT	SIZE	DESCRIPTION	PRICE
Suite 18	1,600 SF	Inline space	\$17/SF + \$4.75/SF NNN
Suite 22	1,400 SF	Inline space	\$21/SF + \$4.75/SF NNN
Suite 30	± 2,150 SF	Drive thru + patio potential	\$38/SF + \$4.75/SF NNN

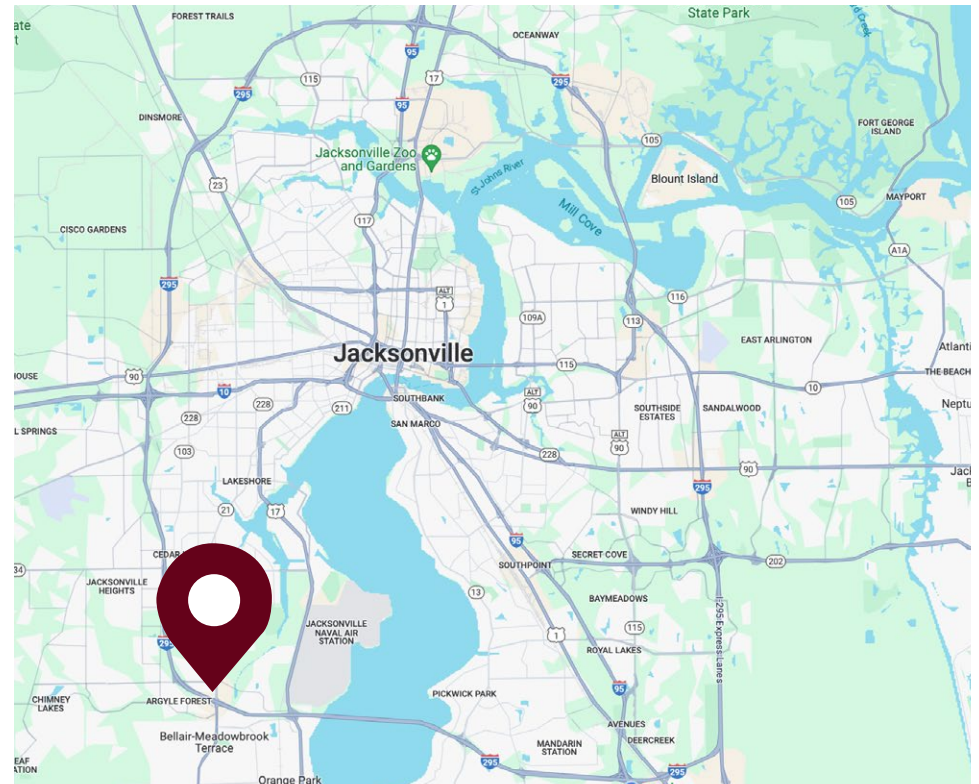


PROPERTY INFORMATION

- 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

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 Population	9,398	67,796	162,946
2028 Population	9,216	68,721	163,314
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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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
OP1	CHASE ATM
OP2	RACETRACK



EXTERIOR PHOTOS



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EXTERIOR PHOTOS

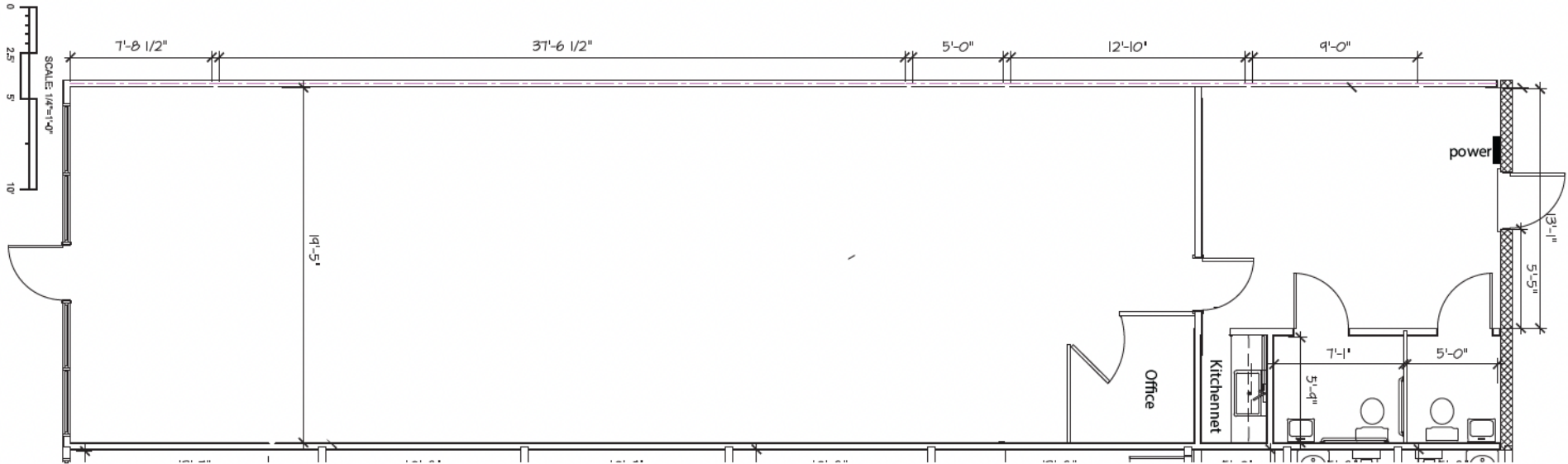


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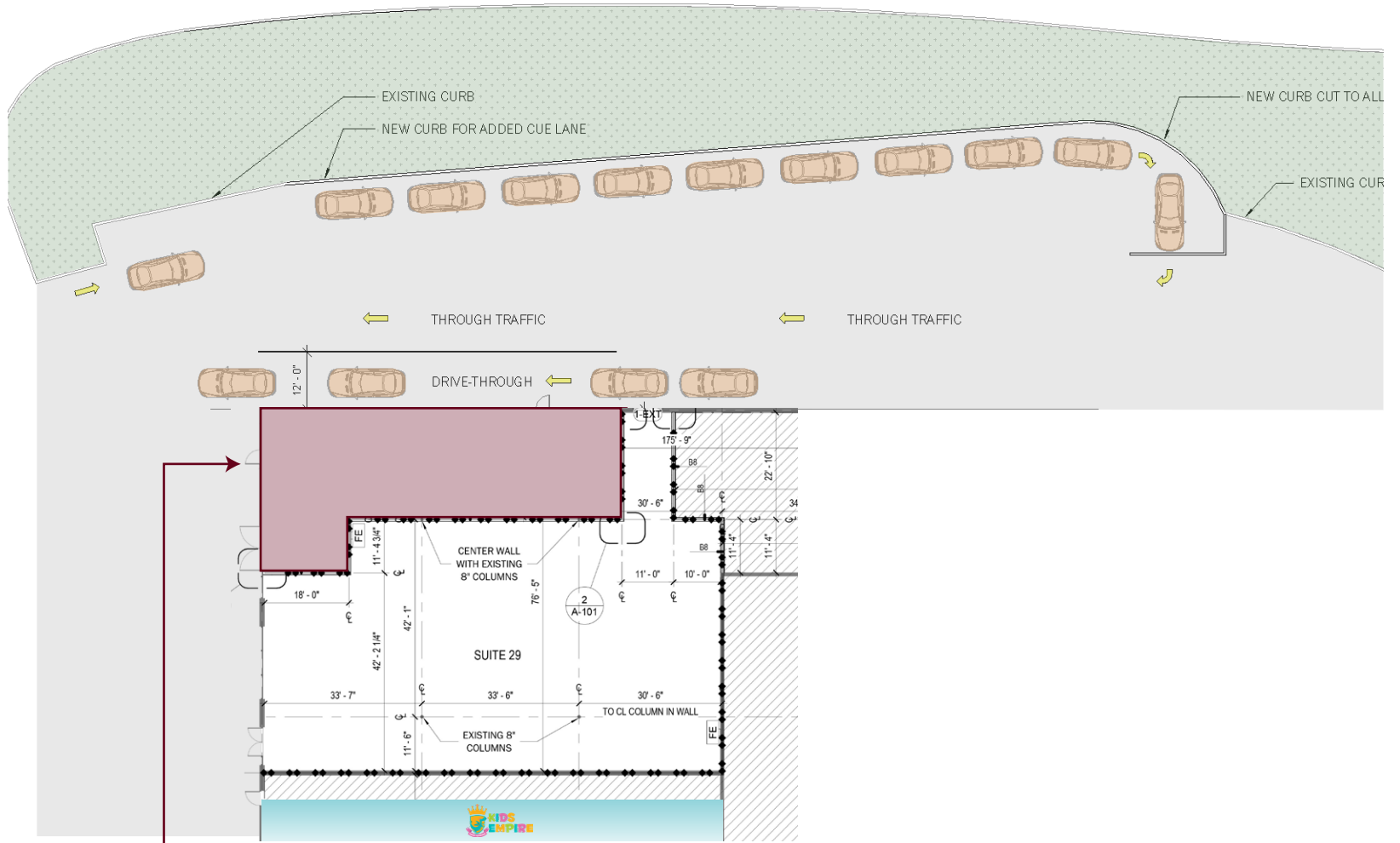


FLOOR PLAN - SUITE 18



SUITE 18
1,600 SF

FLOOR PLAN - SUITE 30



SUITE 30
2,150 SF
POTENTIAL FOR ENDCAP + DRIVE THRU & PATIO

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