



TAPESTRY PARK | FOR LEASE

9823 Tapestry Park Circle
Jacksonville, FL 32246

KAYLA DEGUZMAN
D - 904.302.6930
kayla@cantrellmorgan.com

 **CANTRELL & MORGAN**

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 space available
- Building signage available
- 152,432 employees within a 5-mile radius

LEASE DETAILS

Suite	Size	Lease Rate	Lease Type
Suite 10/11	1,513 SF	\$25/SF	\$8.77/SF NNN
Suite 15	855 SF	\$25/SF	\$8.77/SF NNN
Suite 16/17	2,385 SF	\$25/SF	\$8.77/SF NNN

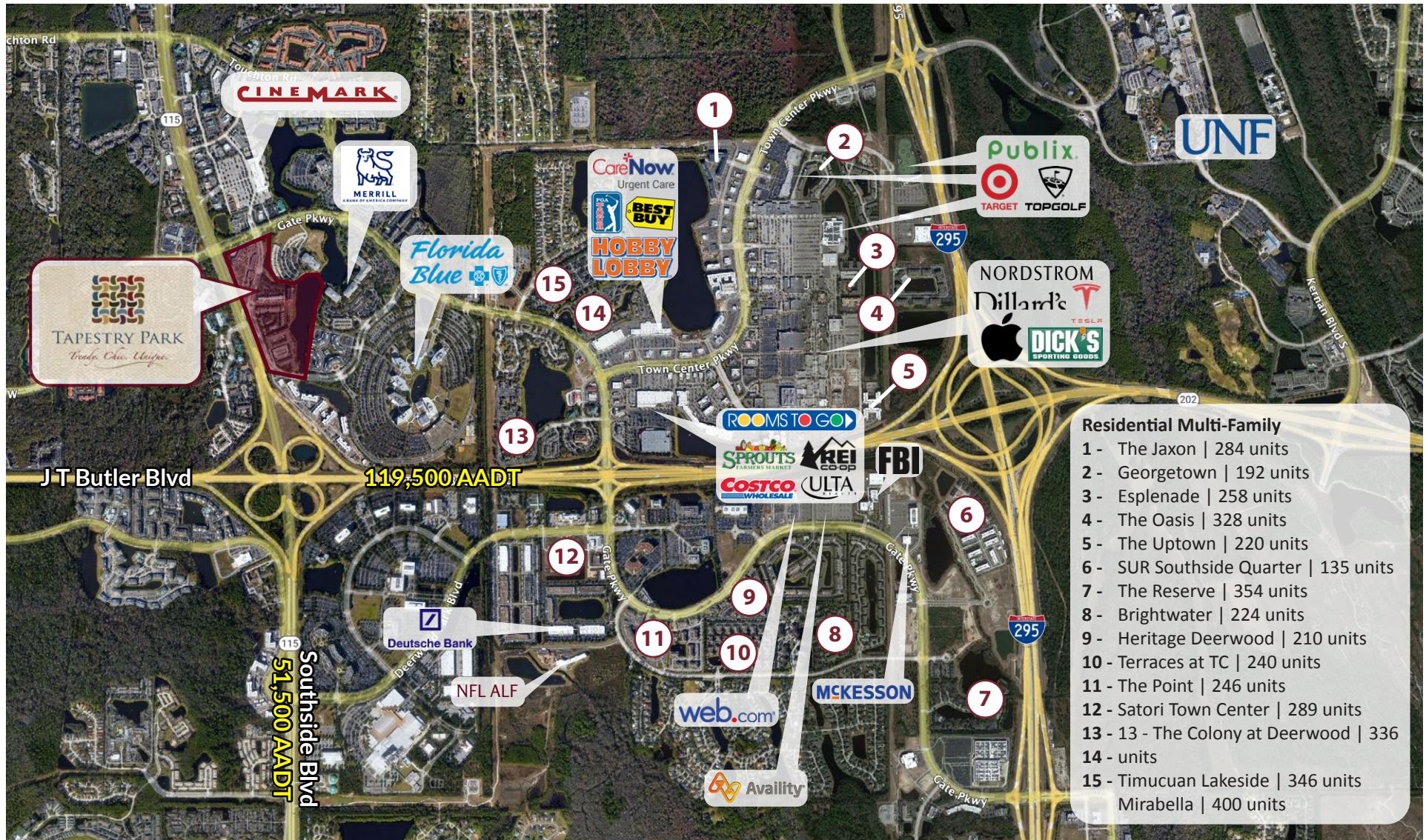


9823 Tapestry Park Circle | Jacksonville, FL 32246

KAYLA DEGUZMAN
D - 904.302.6930
kayla@cantrellmorgan.com

 CANTRELL
& MORGAN

SURROUNDING RETAIL/MULTI-FAMILY/OFFICE



9823 Tapestry Park Circle | Jacksonville, FL 32246

KAYLA DEGUZMAN
D - 904.302.6930
kayla@cantrellmorgan.com

CANTRELL & MORGAN

TAPESTRY PARK

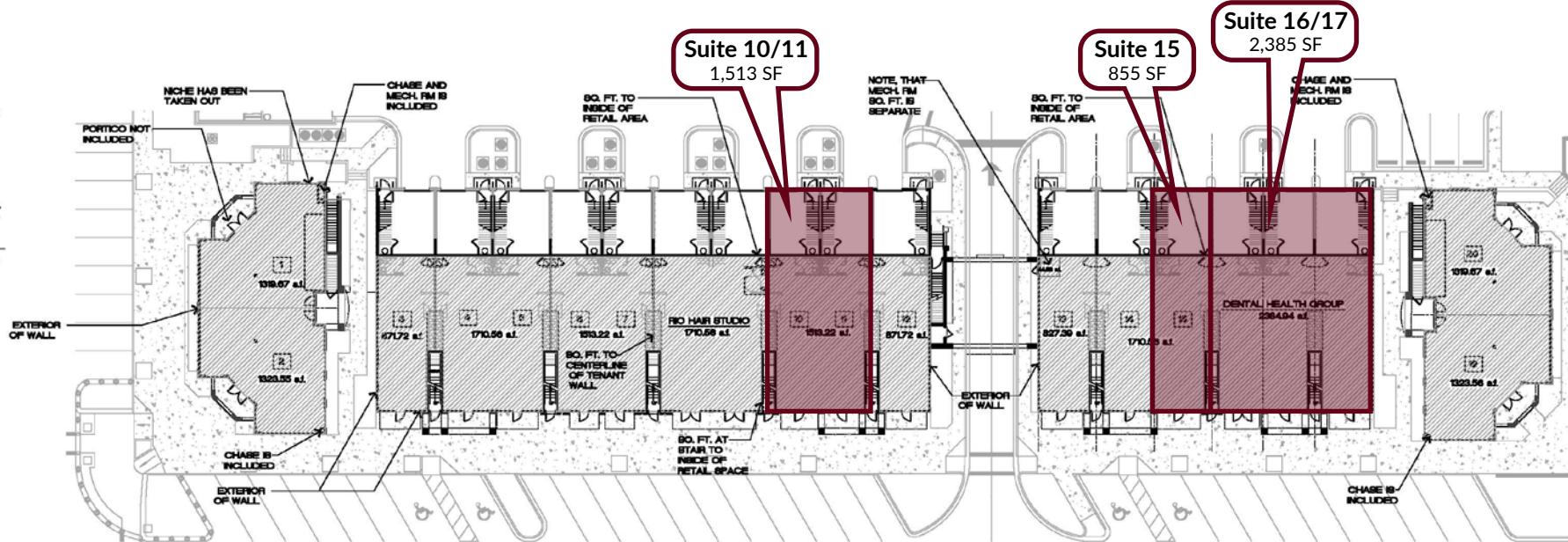


9823 Tapestry Park Circle | Jacksonville, FL 32246

KAYLA DEGUZMAN
D - 904.302.6930
kayla@cantrellmorgan.com

CANTRELL & MORGAN

FLOOR PLAN



TENANT LIST

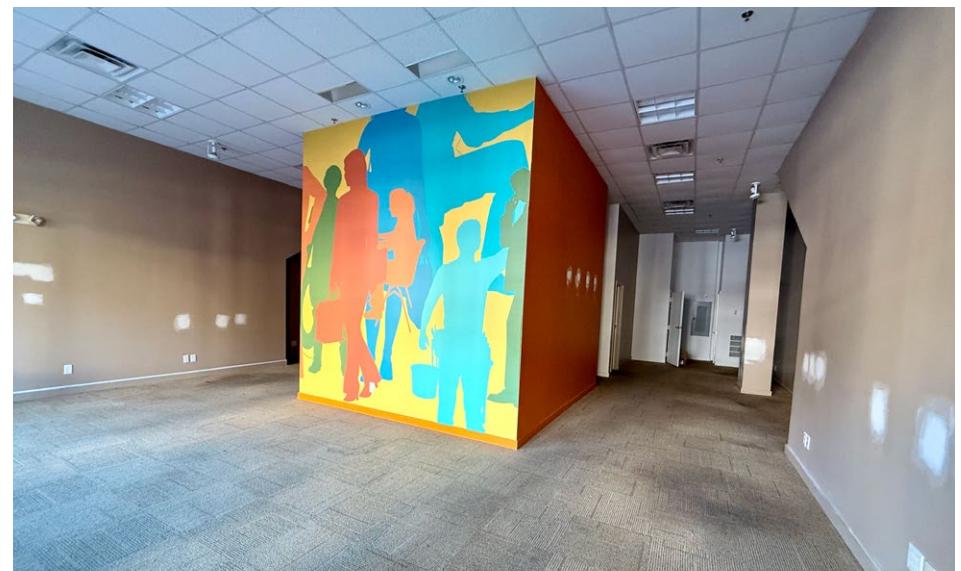
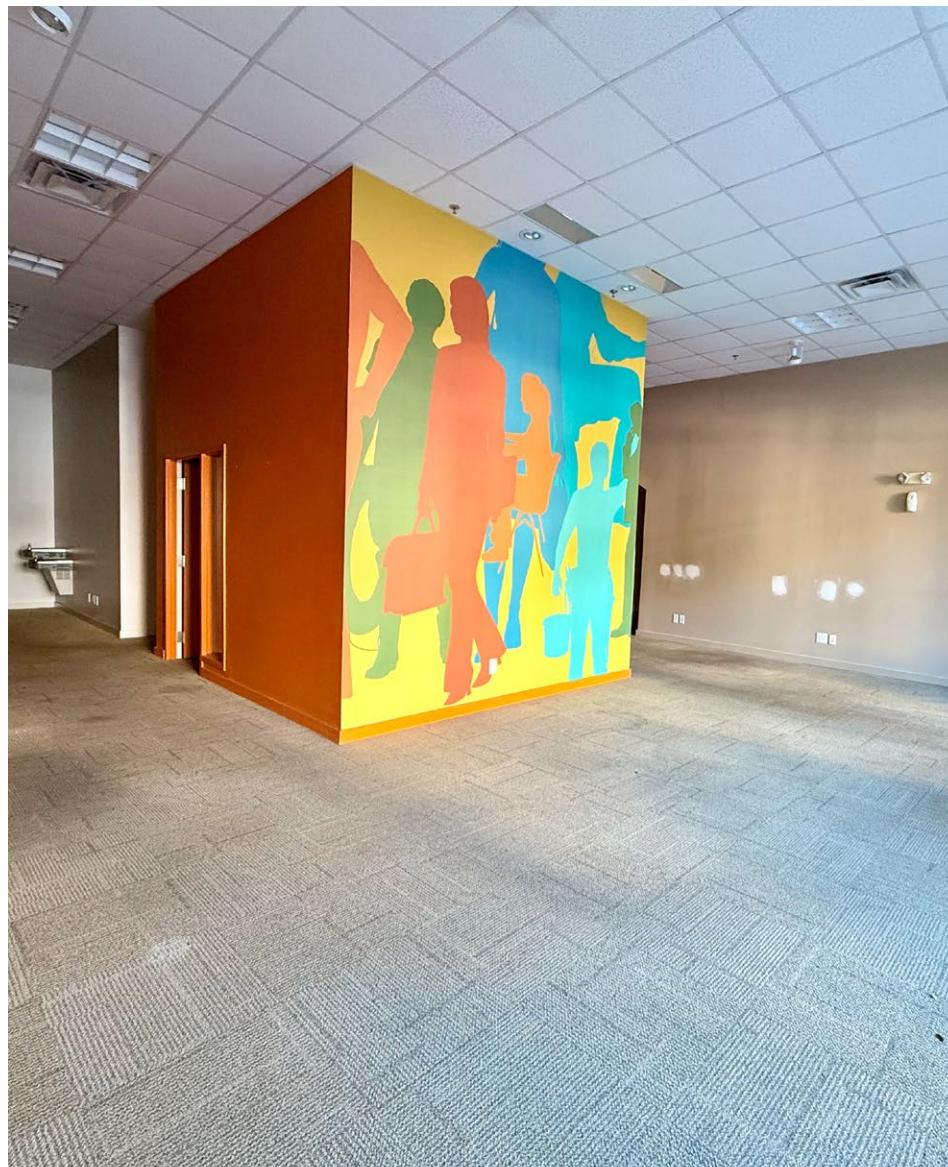
1 & 2	DOLCE VITA MODERN ITALIAN	2,644 SF
3 & 4	UBREAKIFIX	1,711 SF
5	LA LA LASH	1,711 SF
6 & 7	SPRING PILATES	1,513 SF
8 & 9	RIO HAIR STUDIO	1,596 SF
10 & 11	AVAILABLE	1,513 SF
12	FASHION HAUS INK	872 SF
13	THE DOG SPA	828 SF
14	JAX NUTRITION	855 SF
15	AVAILABLE	855 SF
16 & 17	AVAILABLE	2,385 SF
19	JIMMY JOHNS	1,354 SF
20	EDWARD JONES	1,289 SF

9823 Tapestry Park Circle | Jacksonville, FL 32246

KAYLA DEGUZMAN
D - 904.302.6930
kayla@cantrellmorgan.com

 CANTRELL
& MORGAN

SUITE 10 - INTERIOR PHOTOS



9823 Tapestry Park Circle | Jacksonville, FL 32246

KAYLA DEGUZMAN
D - 904.302.6930
kayla@cantrellmorgan.com

 CANTRELL
& MORGAN

SUITE 15 - INTERIOR PHOTOS

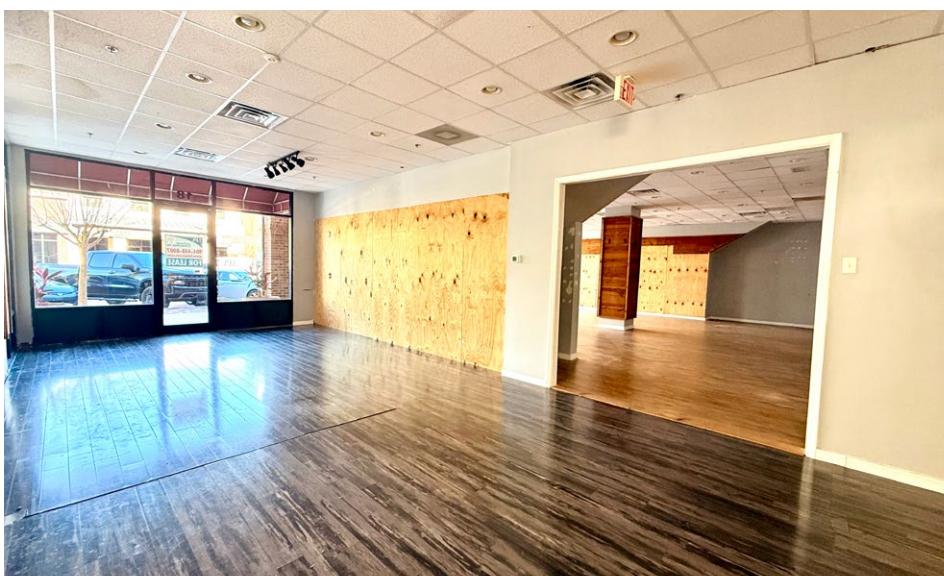
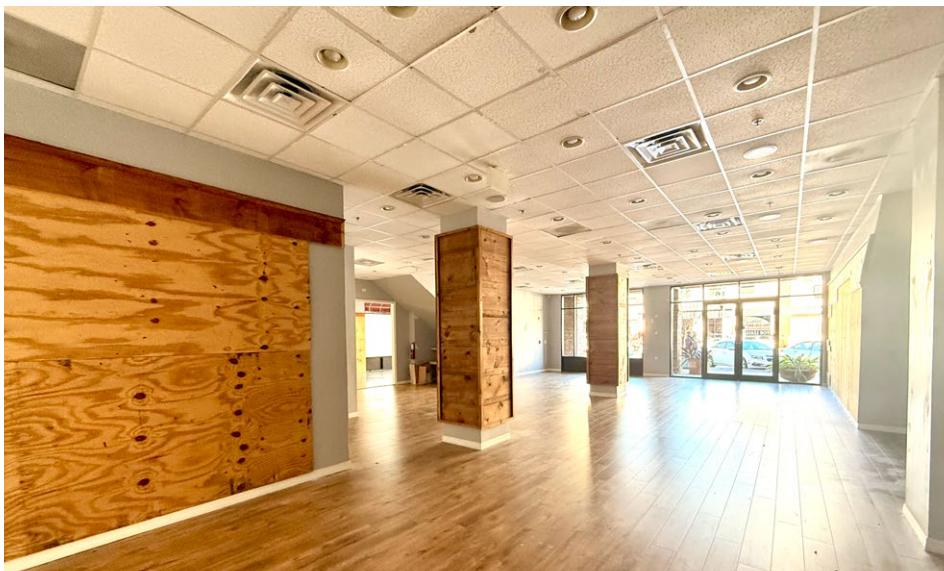


9823 Tapestry Park Circle | Jacksonville, FL 32246

KAYLA DEGUZMAN
D - 904.302.6930
kayla@cantrellmorgan.com

 CANTRELL
& MORGAN

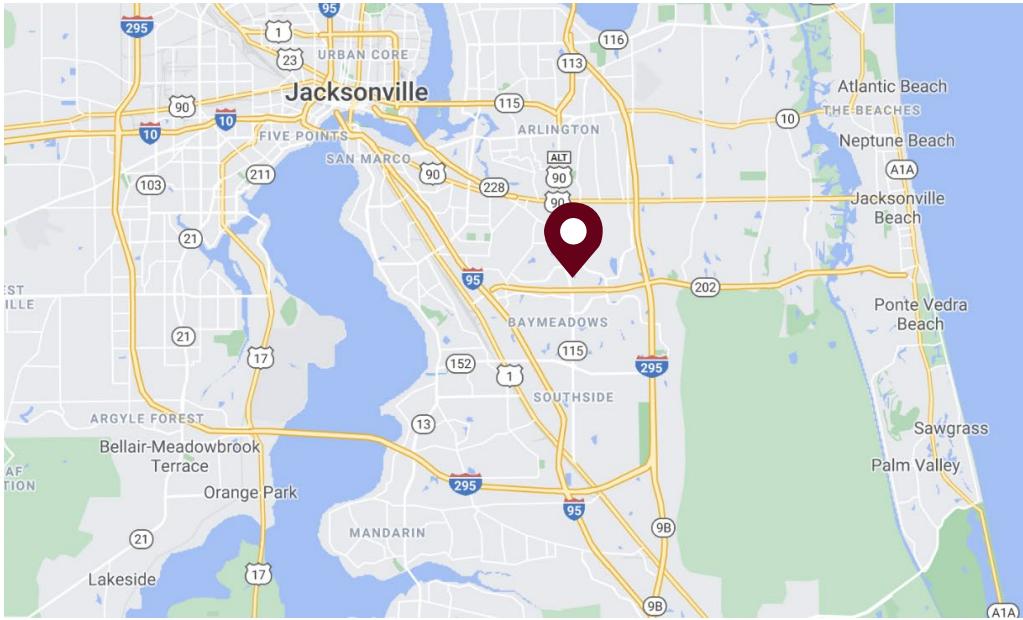
SUITE 17 - INTERIOR PHOTOS



9823 Tapestry Park Circle | Jacksonville, FL 32246

KAYLA DEGUZMAN
D - 904.302.6930
kayla@cantrellmorgan.com

 CANTRELL
& MORGAN



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



9823 Tapestry Park Circle | Jacksonville, FL 32246

KAYLA DEGUZMAN
D - 904.302.6930
kayla@cantrellmorgan.com

 CANTRELL
& MORGAN