Publix #0128 - OakLeaf Plantation Center

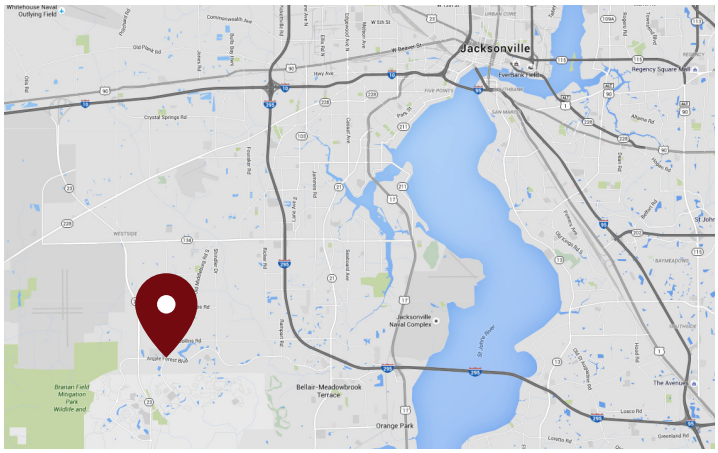
9518 Argyle Forest Boulevard
Jacksonville, FL 32222
Lat 30.194, Long -81.825

FOR LEASE

1,260 - 5,246 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored
- Jacksonville MSA
- Directly Across Argyle Forest Boulevard from OakLeaf Town Center
- Signalized Intersection
- Excellent Visibility of Shop Tenant Spaces and Signage
- Strong Neighborhood Tenant Mix
- Combined Traffic Count: 31,596 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	10,190	61,284	131,954
Daytime Population	7,841	40,122	91,159
Total Households	3,369	21,378	47,724
Avg. HH Income	$109,397	$110,465	$99,302

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Tyler Wilkins
407.581.6245 | **twilkins@crossmanco.com**
3333 South Orange Avenue, Suite 201, Orlando, FL

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Crossman & Company
www.crossmanco.com

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SITE PLAN

Suite	Tenant	Size
A1	Publix	44,840
B2	AVAILABLE	1,260
B3	Andrew's Dry Cleaners	1,260
B4	Island Nails	1,260
B5	Great Clips	1,260
B6	Crumbl Cookies	1,260
B7-10	**Contract Pending**	5,246
C11	Papa John's	1,238
C12	State Farm Insurance	1,238
C13	Wok N Roll	1,238
C14	Christoff Jewelers	1,238
C15	TBaar Cafe	1,238
C16	Subway	1,238
C17	Golden Ox	1,238
C18	Lamai Thai Restaurant	1,238
C19	Aspendos Italian Cuisine	1,725

TOTAL 68,015

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
244,200

EST. # OF VISITS ANNUALLY
1.9 Million

AVG. VISITS / CUSTOMER
7.68

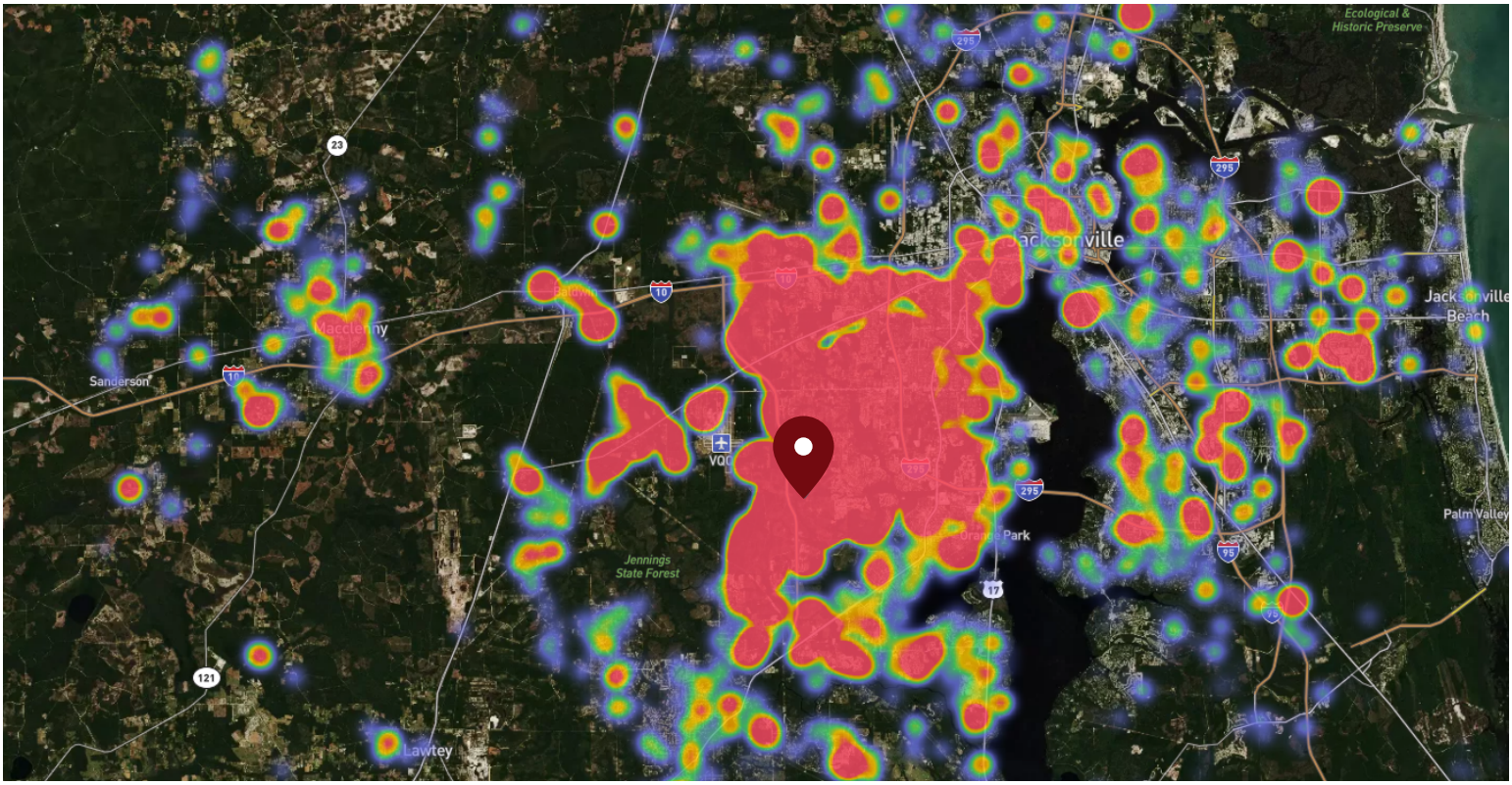
AVG. LENGTH-OF-STAY / VISIT
22 Min

TOP 3 DAYS	# OF VISITS
Saturday	326,819
Friday	377,770
Sunday	266,879

TOP 3 HOURS	# OF VISITS
5-6 PM	269,483
6-7 PM	268,915
4-5 PM	254,193

Data provided by Placer Labs Inc. (www.placer.ai) March 1, 2025 - February 28, 2026

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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