



**Overview**

- 750,000 SF open-air regional shopping center located in the NW quadrant of the Argyle Forest Boulevard and Old Middleburg Road intersection
- Located within the Oakleaf Plantation DRI in the southwestern portion of Duval County just west of Orange Park
- Oakleaf Town Center is anchored by SuperTarget, Kohls and Home Depot and offers a main street element at the entrance.

**Demos**

**3 Miles      5 Miles      7 Miles**

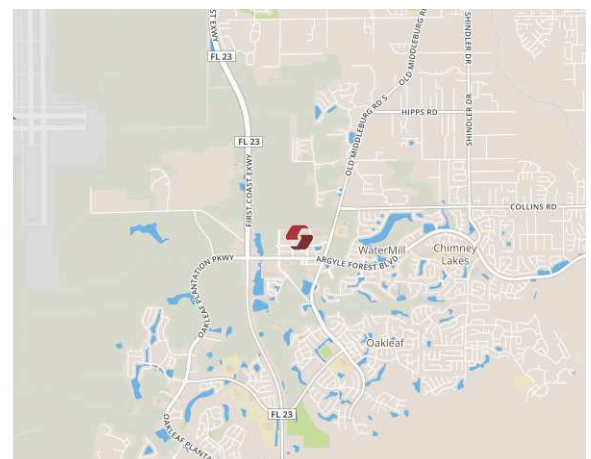
Population	43,890	101,149	217,880
Households	14,537	35,394	78,393
Avg Household Income	\$81,133	\$70,948	\$67,016
Median Age	33	34	35

**Leasing Contact**

Jessica Moreno  
727-384-6000 ext. 3134  
jessica.moreno@sembler.com

**Traffic Counts (AADT)**

Argyle Forest Blvd      29,500





A101A	Available	1,466	PE4	AC Moore	21,315
A101B	Oakleaf Chiropractic	3,776	PE5	PetSmart	20,177
A101C	Management Office	758	PS1	Paint on Pottery	1,492
A102	St Leo University	8,400	PS2	Cut N UP Barber Shop	1,600
H102	Game Stop	1,800	PS3	Pinch A Penny	1,600
H106	Five Star Cellular	1,800	PW3	HomeGoods	20,344
H108	Moe's	2,400	PW4	Pier 1 Imports	9,471
H202	Orange Theory Fitness	3,360	PW5	Maurices	5,000
H206	GNC	1,200	PW6	Big Lots	28,445
H210	Tropical Smoothie	1,440	PW7	Ross Dress for Less	29,810
I101	Panda Express	2,400	PW8	Ulta Cosmetics	10,000
I106	Avencina Medical Clinic	3,010	R102	Dollar Tree	10,144
I110	Simmons Insurance	1,125	R110	My Life Pizza	1,955
I202	Lavish Salon	2,000	S102	Osaka	4,074
I206	Oakleaf Dentistry	2,405	S104	Available	4,157
I208	Brusters Ice Cream	1,500	S110	Massage Envy	4,200
N102	iFix and Restore	1,200	T102	Navy Federal Credit Union	4,004
N108	St. Vincent's Medical	4,678	T104	Available	2,902
N202	Tiffany Nail	1,402	T106	Sally Beauty Supply	1,580
N204	Tiffany Nail	1,200	T108	Available	2,800
N208	AT&T	3,300	U102	Famous Footwear	7,000
O102	Pizza Hut	1,500	U106	Mattress One	2,072
O104	Hair Cuttery	1,300	V102	Justice	3,800
O106	Coldwell Banker	1,400	V106	Five Guys	2,200
OP-A	Available	1.54 AC	W101	Dentistry 4 Children	2,976
OP-B	Jimmy Hulas	1.46 AC	W102	Available	2,928
OP-C	Zaxby's	1.44 AC	W104	Hallmark	4,512
OP-H	Chase Bank ATM	0.27 AC	W106	Peterbrooke	1,128
OP1	Wendy's	-	X102	Red Bowl	1,800
OP2	Chili's	-	X106	Panera Bread	4,200
OP3	Burger King	-	Y102	Lane Bryant	6,877
OP4	McDonald's	-	Y106	My Eye Doctor	3,000
OP5	Chick-Fil-A	-	Y110	CORA Health	2,025
OP6	Speedway	-	99980	Target	184,700
OP9	La Nopalera Mexican Restaurant	-	99981	Home Depot	138,968
PE2	Available	5,605	99982	Kohl's	95,971
PE3	Office Max	17,913			

