



CROSSROADS AT MANDARIN

10550 OLD ST. AUGUSTINE RD.
JACKSONVILLE, FL

1,050 SF AVAILABLE

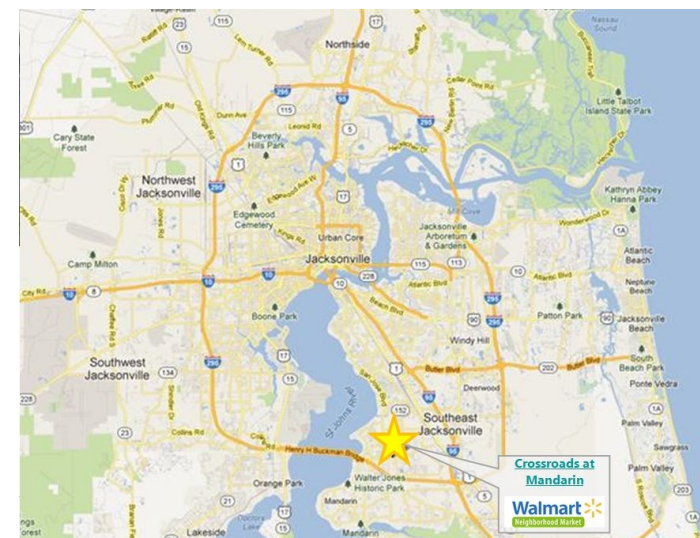
- ◆ ±76,000 SF SHOPPING CENTER
- ◆ ±338 PARKING SPACES
- ◆ ANCHORED BY WALMART NEIGHBORHOOD MARKET
- ◆ JOIN DOLLAR TREE, DICK'S WINGS, MIYA SUSHI, & METICULOUS NAILS

UPDATED DEMOGRAPHICS

	ONE MILE	THREE MILES	FIVE MILES
POPULATION	14,239	64,258	134,129
DAYTIME POP.	4,291	35,715	82,363
AVG. HH INCOME	\$72,084	\$87,914	\$89,860

TRAFFIC COUNTS

OLD ST AUG. RD **25,134 VPD** HARTLEY/HOOD **11,264 VPD**



TENANT LIST

ANCHOR	WALMART NEIGHBORHOOD MARKET	39,600 SF
1	BEST CLEANERS	1,050 SF
2	MIYA SUSHI	3,150 SF
5	MANDARIN PET GROOMING	1,050 SF
6	PIZZA DUE LEONI	1,400 SF
9	JIU JITSU	2,800 SF
16	DOLLAR TREE	9,737 SF
22	AVAILABLE	1,050 SF
23	NAIL SALON	1,050 SF
24	TOBACCO SHOP	1,260 SF
25	LIQUOR STORE	4,270 SF
27	LOU'S BARBER SHOP	1,400 SF
28	THAI RESTAURANT	1,750 SF
30	DICK'S WINGS & GRILL	3,626 SF
ATM	VYSTAR CREDIT UNION	KIOSK

