



# MERRILL STATION

8011 MERRILL RD. • JACKSONVILLE, FL

**1,050 SF AVAILABLE**

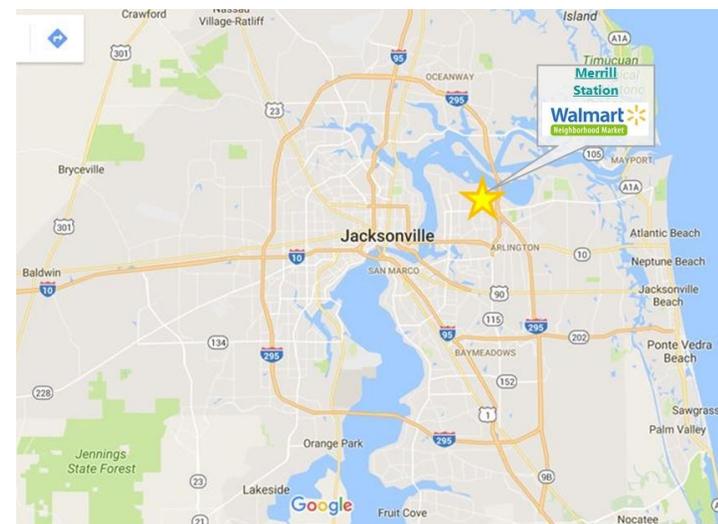
- ◆ ±79,287 SF SHOPPING CENTER
- ◆ ±343 PARKING SPACES
- ◆ ANCHORED BY WALMART NEIGHBORHOOD MARKET
- ◆ LOCATED AT A SIGNALIZED INTERSECTION
- ◆ QUICK ACCESS TO I-295

## DEMOGRAPHICS

	ONE MILE	THREE MILES	FIVE MILES
POPULATION	12,144	71,161	158,422
DAYTIME POP.	2,009	22,489	50,741
AVG. HH INCOME	\$70,566	\$64,698	\$71,287

## TRAFFIC COUNTS

I-295 BY MERRILL **51,545 VPD**    MERRILL RD **5,222 VPD**



TENANT LIST

ANCHOR	WALMART NEIGHBORHOOD MARKET	39,665 SF
1	CARE CLEANERS	1,400 SF
2	DOLLAR TREE	10,430 SF
3	NEFERTITI BEAUTY SUPPLY	1,400 SF
9	ISLAND DOCTORS	2,887 SF
11	TRUE NAILS	975 SF
11A	TOTAL BY VERIZON	975 SF
12	ESTRELLA INSURANCE	1,400 SF
13	WOK N ROLL	1,400 SF
14	PLAY IT AGAIN SPORTS	5,566 SF
<b>16</b>	<b>COMING SOON</b>	<b>1,050 SF</b>
17	SALON 2100	1,100 SF
18	METROPCS	1,400 SF
19	FUJIYAMA JAPANESE HIBACHI	1,100 SF
20	HUNGRY HOWIE'S	1,120 SF
21	BOOST MOBILE	1,200 SF
22	SMOKE SHOP	1,205 SF
23	BONO'S BARBEQUE	3,200 SF

