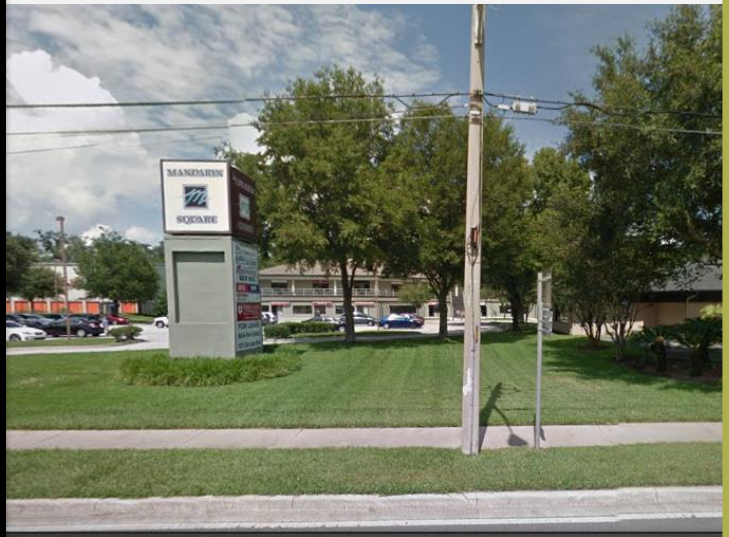


FOR LEASE

Mandarin Square

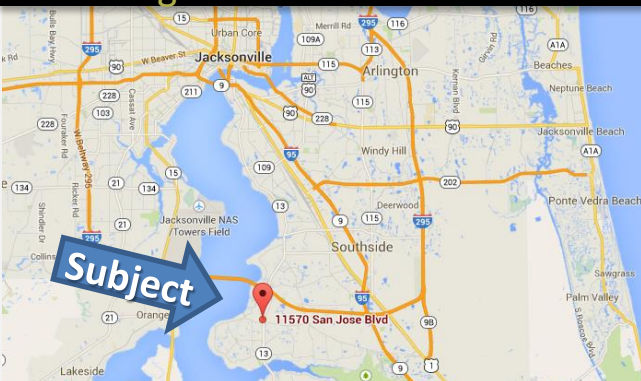
11570 San Jose Boulevard, Jacksonville, Florida 32223

- Price: \$9.75/SF
- NNN
- CAM: \$2.30
- Available Suites:
 - 6 1,296 +/- SF
 - 12 2,200 +/- SF
 - 13 1,180 +/- SF
 - 18 1,642 +/- SF
 - 19 1,601 +/- SF
- Max Contiguous: 3,380 +/- SF
- Min Contiguous: 1,180 +/- SF
- 55,000 Average Cars per Day per FDOT
- Zoning: CCG-1



Features:

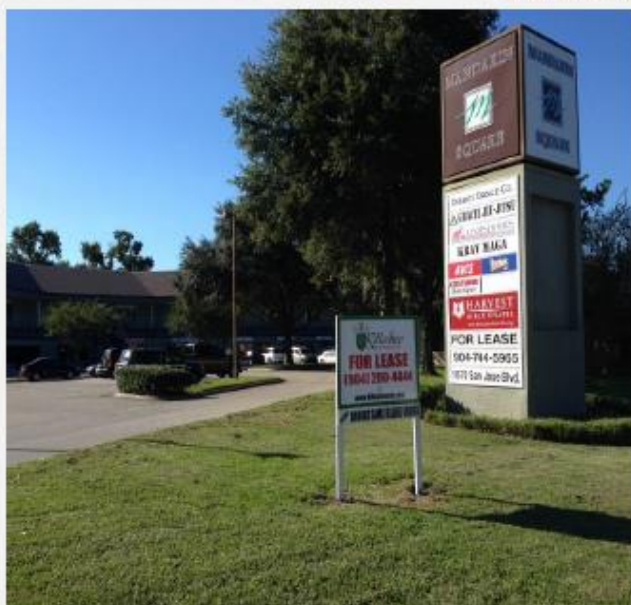
Conveniently located in Mandarin on San Jose Boulevard, just North of Loretto Road. Tenants include Avis, Debbie's Dance, Harvest Chapel, and Adams Homes. Property is in major office and retail corridor with Publix, Winn-Dixie, Jimmy John's, Taco Bell, McDonalds, and Dunkin' Donuts, and within ½ mile. Pylon Signage is Available.



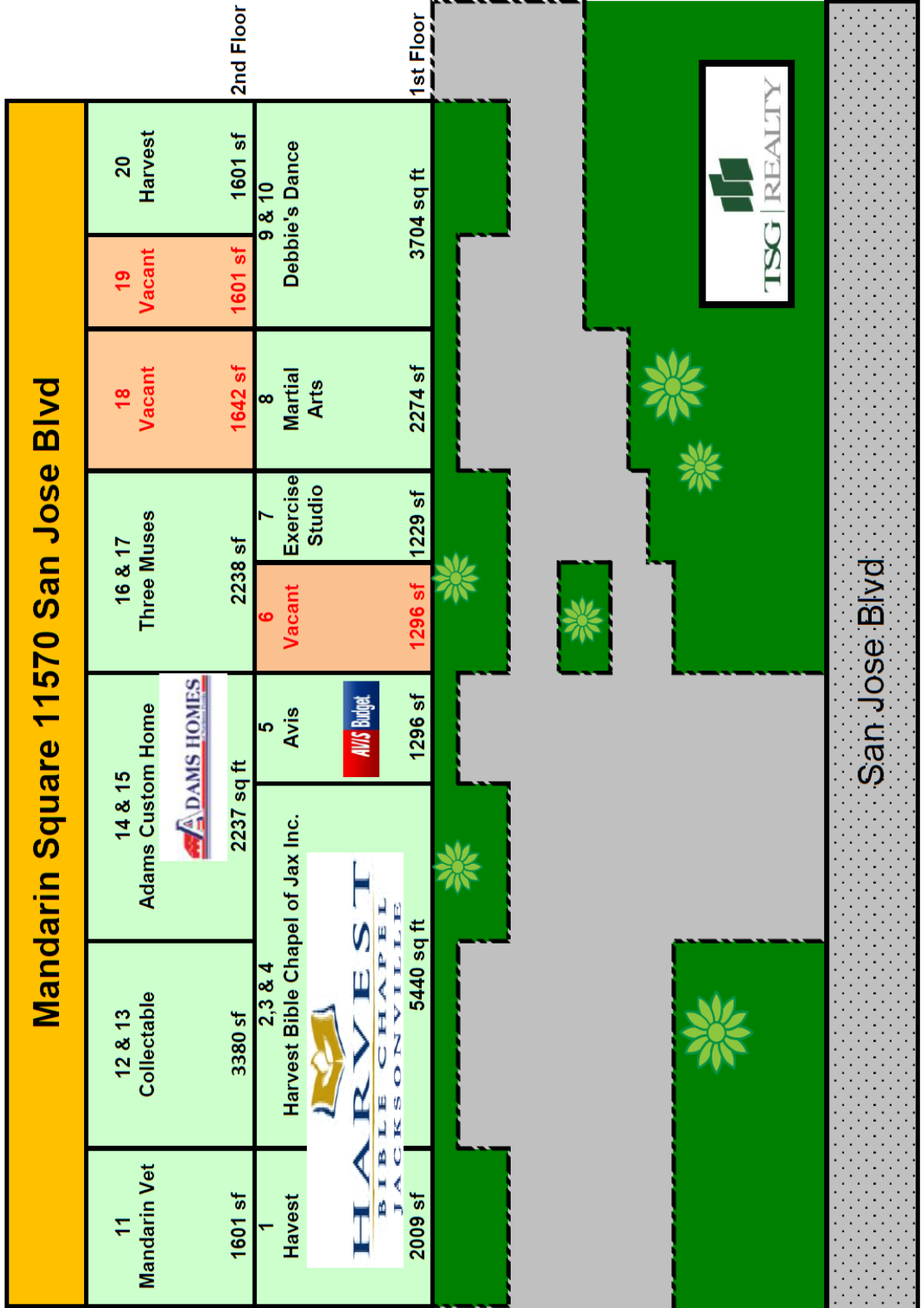
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Demographics	1 Mile	3 Mile	5 Mile
2012 Total Population:	7,491	50,789	110,018
Households:	3,176	20,750	44,048
Median Household Inc.:	\$75,111	\$78,268	\$77,808
Median Age:	41.8	42.8	41.1



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