

Claire Lane Center



11112 San Jose Boulevard, Jacksonville, FL 32223

LOCATION ZONE: MANDARIN



- Less than 1/2 mile from I-295
- Situated on heavily traveled San Jose Boulevard
- Excellent visibility with access points to San Jose Blvd and Claire Ln
- High average household income area

TENANTS

- Barnes & Noble
- Trader Joe's
- Mandarin Ale House
- Party City

LEASING CONTACT

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	8,600	58,714	114,087
2025 Population Projected	9,000 0.9%	61,835 1.1%	121,884 1.4%
Income	\$86,636	\$93,139	\$96,908
Households	3,874	25,299	47,218
Median Age	41.1	41.3	41.0

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SITE SUMMARY

TENANT	ADDRESS	SIZE
CLAIRE CLEANERS	11112-200	2,000 sf
PINCH A PENNY	11112-01	3,698 sf
BEYOND NAIL & SPA STUDIO	11112-02	1,894 sf
XFINITY	11112-04	4,423 sf
<i>AVAILABLE (42.76' x 75')</i>	<i>11112-05</i>	<i>3,207 sf</i>
CLUB PILATES	11112-06	1,958 sf
BARNES & NOBLE	11112-08	25,090 sf
PARTY CITY	11112-12	8,000 sf
TRADER JOE'S	11112-14	13,500 sf
THE FLOORING STORE	11112-16	4,800 sf
STORAGE	11112-17	1,225 sf
MANDARIN ALE HOUSE & RAW BAR	11112-19	7,000 sf
THE FLOORING STORE	11112-21	3,455 sf
SALON SAN JOSE	11112-22	1,400 sf
LA NOPALERA MEXICAN RESTAURANT	11112-23	3,718 sf
<i>AVAILABLE (30' x 100')</i>	<i>11112-25</i>	<i>3,000 sf</i>
COMPLETE CHOICE FRAMING	11112-27	1,710 sf
<i>AVAILABLE (43.16' x 100')</i>	<i>11112-28</i>	<i>4,316 sf</i>
<i>AVAILABLE (40.03' x 100')</i>	<i>11112-34</i>	<i>4,003 sf</i>
<i>AVAILABLE (30.22' x 100')</i>	<i>11112-32</i>	<i>3,049 sf</i>
<i>AVAILABLE (50' x 80')</i>	<i>11112-34A</i>	<i>4,000 sf</i>
NAVY FEDERAL ATM	N/A	N/A



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This site plan is presented solely for the purpose of identifying the approximate location and size of the building presently contemplated by the owner. Building sizes, site dimensions, access and parking areas, existing tenant locations and identities are subject to changes without notice and at the owners discretion. Unit numbers as indicated are not necessarily the actual suite number and are intended for use as reference only.