

# Crystal Springs Plaza



11043 Crystal Springs Road, Jacksonville, FL 32221

LOCATION ZONE: WESTSIDE/ORANGE PARK



Close proximity to I-10 with 82,500 VPD  
In a high growth residential corridor

## TENANTS

- Subway
- Metro PCS
- Cinco de Mayo Restaurant
- Mr. Chubby's Wings



## LEASING CONTACT

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	1,766	26,652	57,628
2025 Population Projected	1,881 1.3%	28,246 1.2%	60,922 1.1%
Income	\$103,157	\$85,215	\$73,136
Households	643	9,407	21,212
Median Age	38.6	34.8	35.9

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**SITE SUMMARY**

TENANT	ADDRESS	SIZE	TENANT	ADDRESS	SIZE
DOUBLE CUTS BARBER SHOP	11043-36	1,200 sf	MR. CHUBBY'S WINGS	11043-12	4,600 sf
SUBWAY	11043-34	1,500 sf	<i>AVAILABLE (40' x 75')</i>	<i>11043-10</i>	<i>3,000 sf</i>
HOKKAIDO	11043-30	1,700 sf	KEITH AND SCHNARS, P.A.	11043-08	2,582 sf
CHAFFEE LIQUORS	11043-28	1,718 sf	LV NAILS	11043-05	1,700 sf
METRO PCS	11043-24	1,200 sf	<i>AVAILABLE (16' x 75')</i>	<i>11043-04</i>	<i>1,204 sf</i>
GREENBERG DENTAL & ORTHODONTICS	11043-20	3,000 sf	KING WOK	11043-03	1,200 sf
U OF FL JACKSONVILLE PHYSICIANS	11043-14&16	4,192 sf	CINCO DE MAYO RESTAURANT	11043-02	3,994 sf

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.