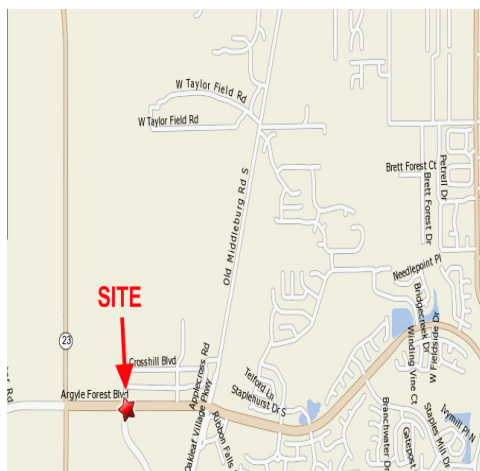


Oakleaf Station



8396 Merchants Way, Jacksonville, FL 32222

LOCATION ZONE: WESTSIDE/ORANGE PARK



New Development - will build to suit

Located in Oakleaf Plantation Drive,
slated to have over 11,000 residential
units at build-out

Outparcels pads available

34,500 VPD on Argyle Forest Blvd

TENANTS

- Epic Theatre
- Bank of America
- Gator's Dockside
- NYC Street Food
- Bailey' Gym

LEASING CONTACT

Alex Main

904-807-4262

amain@sleiman.com

SLEIMAN

1 Sleiman Parkway
Jacksonville, FL 32216

904-731-8806

SLEIMAN.COM



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	6,563	49,090	102,551
2025 Population Projected	6,941 1.2%	51,848 1.1%	108,367 1.1%
Income	\$85,577	\$91,753	\$86,682
Households	2,196	16,242	35,679
Median Age	34.3	33.8	35.0

Oakleaf Station

8396 Merchants Way, Jacksonville, FL 32222

LOCATION ZONE: Westside/Orange Park



SITE SUMMARY

TENANT	ADDRESS	SIZE
AVAILABLE (78.57' x 239.87')	TBD	18,847 sf
BAILEY'S GYM	8396	43,409 sf
LUCKY'S MARKET	8380	30,000 sf
EPIC THEATRES (12 SCREENS)	8368	42,500 sf
MUTLI-TENANT BLDG - 8324		
HEARTLAND DENTAL	8324-09	3,500 sf
NYC STREET FOOD	8324-06	1,400 sf
COOKIE CUTTERS, HAIRCUTS FOR KIDS	8324-05	1,100 sf
ENCORE NAILS	8324-03	2,000 sf
FANCY SUSHI	8324-01	2,500 sf
OUTPARCELS		
GATOR'S DOCKSIDE (Op A) (Bldg 7,554)	8316	1.25 ac
AVAILABLE OUTPARCEL "B" (208'x253')	TBD7	1.21 ac
BANK OF AMERICA (Op C) (Bldg 4,387)	8300	1.02 ac
GOODWILL (Op D & E) (Bldg 16,455)	8460	2.21 ac

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.