



# Argyle Village

Jacksonville, FL  
Jacksonville (FL)



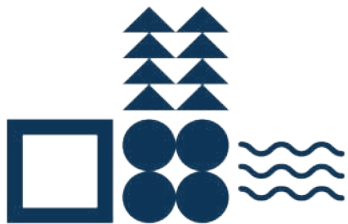
**Edmee Morin**  
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AERIAL

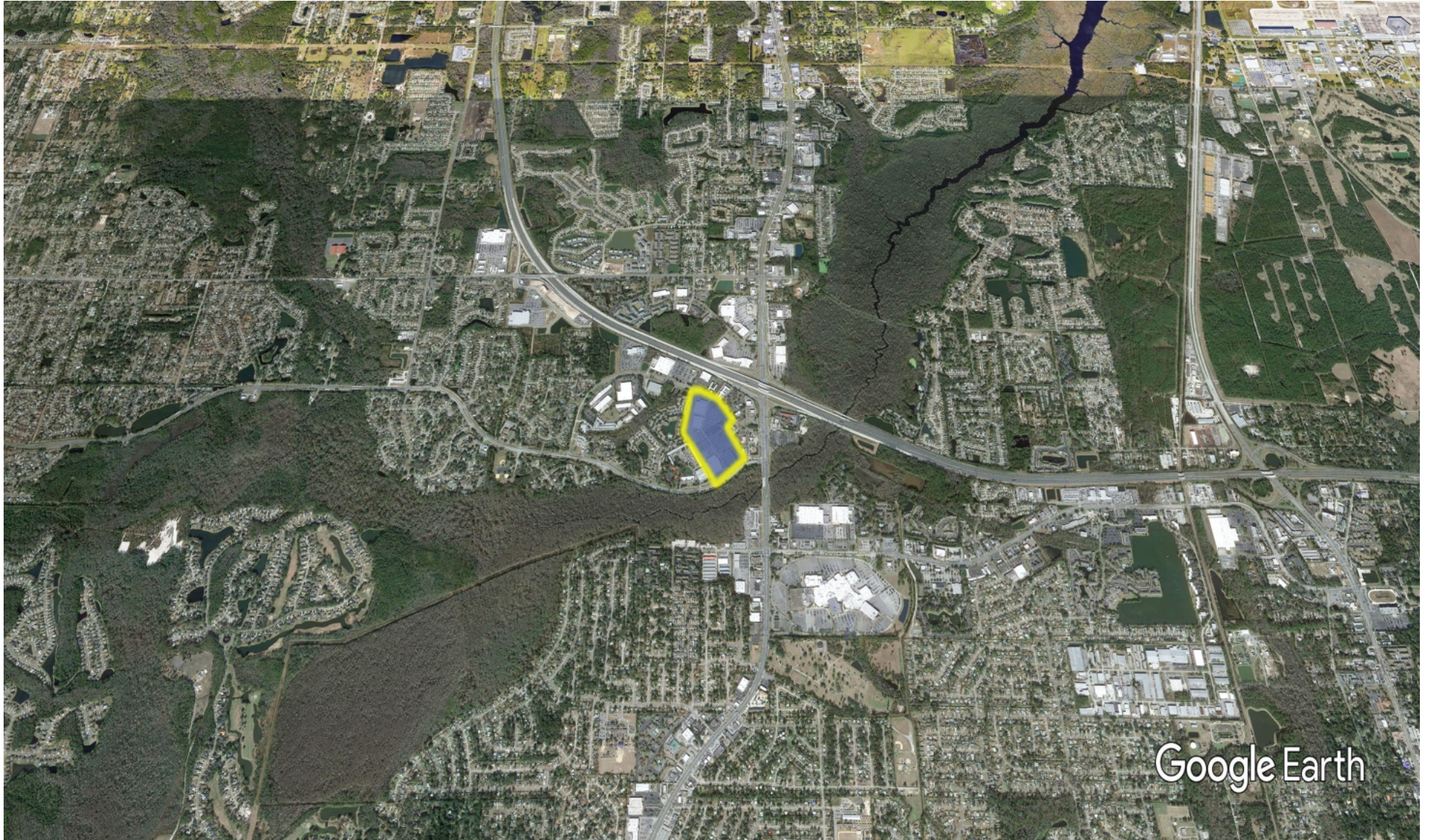


GROSS LEASABLE AREA (GLA)	306,506 SF
PARKING SPACES	1,626
PARKING RATIO	5.30 per 1,000 SF

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DENSITY AERIAL

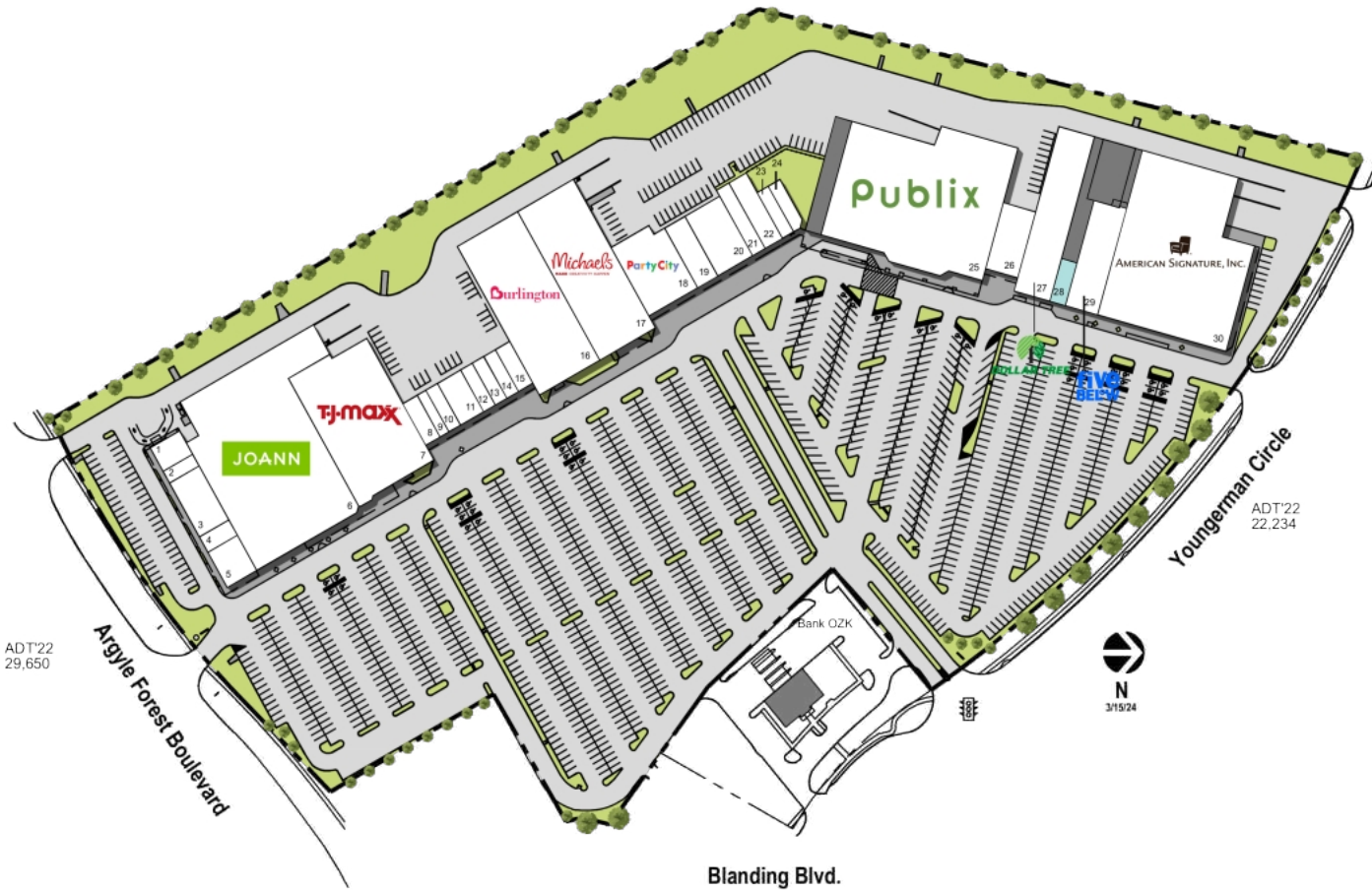
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Potentially Available

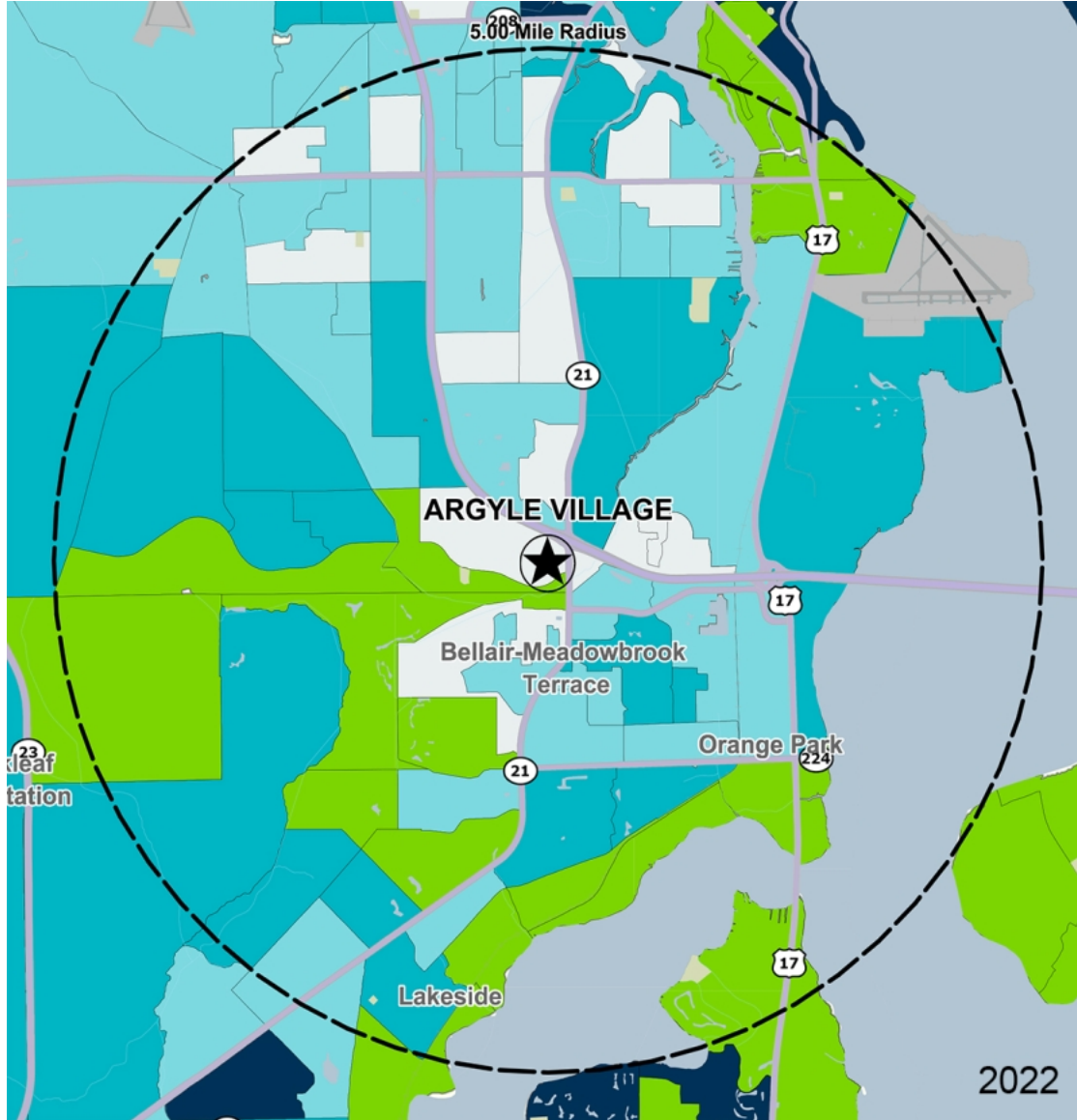


	TENANT	SQ FT
1	Shores Liquor at Argyle	2,000
2	Styles of Grace	1,000
3	Argyle Dental Center	4,750
4	Prestige Barber	1,000
5	H&R Block	3,000
6	Jo Ann's	48,945
7	TJ Maxx	30,036
8	Renna's Pizza	1,750
9	Edible Arrangements	1,050
10	Noire the Nail Bar	1,400
11	America's Best Contacts & [...]	2,800
12	Great Clips	1,400
13	The UPS Store	1,400
14	Merle Norman Cosmetics	1,400
15	Philly Connection	1,750
16	Burlington	25,978
17	Michaels	24,022
18	Party City	9,475
19	AT&T Authorized Retailer	3,500
20	China Buffet	6,000
21	Sundays Sun Spa Shop	2,200
22	Leslie's Swimming Pool [...]	3,300
23	Wild Birds Unlimited of [...]	1,500
24	Oportun	1,500
25	Publix	51,420
26	Beauty Max	5,000
27	Dollar Tree	13,764
28	L&L Hawaiian Grill	1,600
29	Five Below	8,036
30	American Signature Furniture	45,530

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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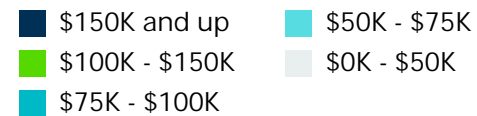
by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	10,389	67,340	161,051
Daytime Pop	10,763	58,873	139,453
Households	4,345	26,202	59,992
Average HH Income	\$58,759	\$71,497	\$75,351
Median HH Income	\$45,794	\$59,001	\$61,281
Per Capita Income	\$24,575	\$28,080	\$28,345

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems



# Argyle Village

Argyle Forest Blvd. & Blanding Blvd., Jacksonville, FL



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