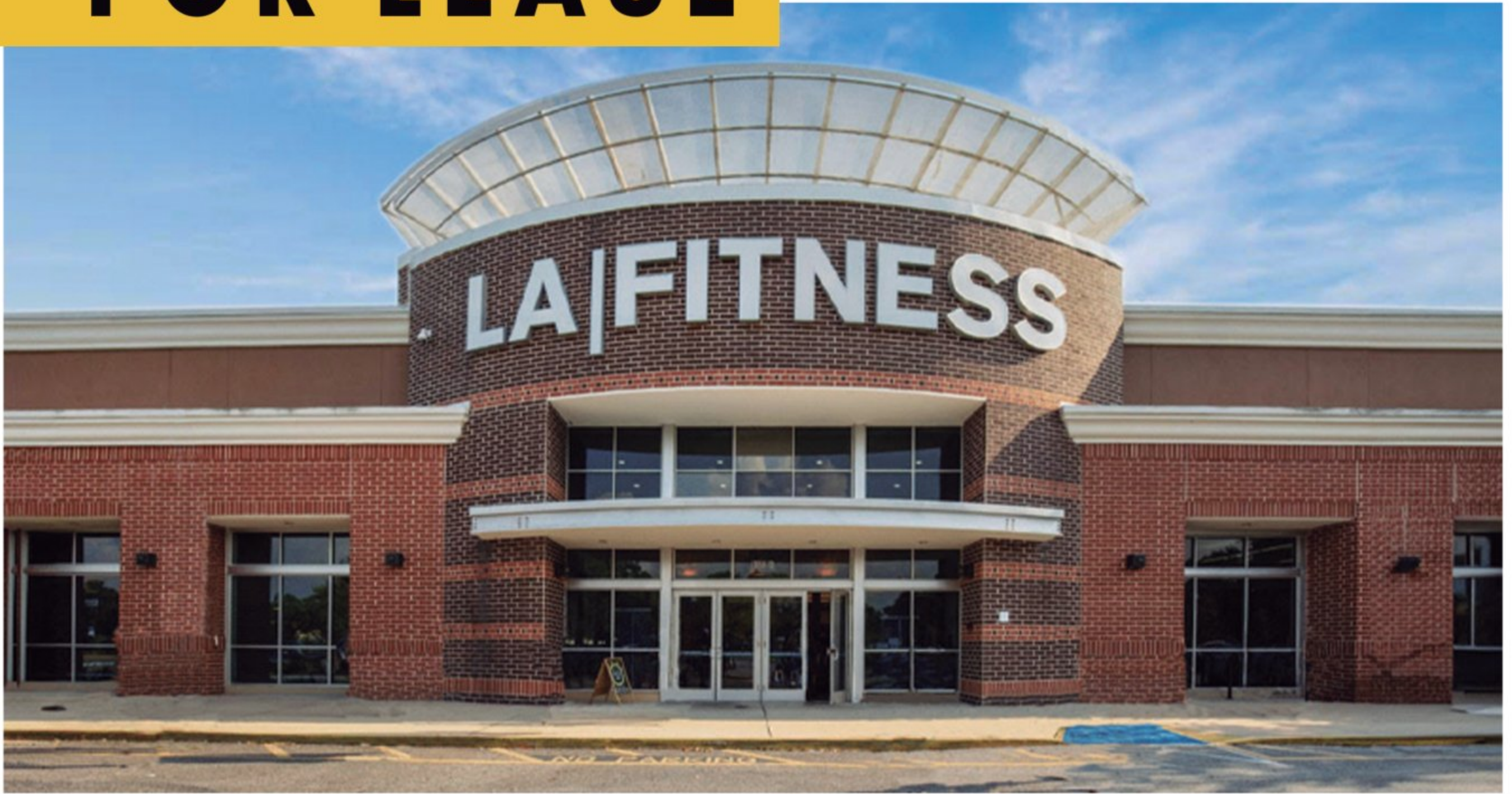


FOR LEASE



WESTLAND PARK PLAZA

6000 LAKE BLVD | JACKSONVILLE - FL | 32244

163,259
EXISTING SQUARE FEET

MAJOR TENANTS



PROPERTY INFORMATION

01

ADDRESS

6000 Lake Gray Blvd, Jacksonville, FL 32244 Located at the inter section of the I-295 Beltway and Blanding Blvd

02

CENTER SIZE

163,259 SF

03

LEASE RATE

Contact Agent for Pricing *Major Incentives for qualifield prospects

04

TRAFFIC COUNTS

I-295 Beltway	145,000 vpd
Blanding West Blvd.	40,000 vpd

05

PARKING SPACES (RATIO)

583 Spaces (3.57 Per 1,000 SF)

06

FEATURES

2024 Estimated Demos	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population	8,773	69,225	165,334
Average Household Income	\$61,820	\$80,110	\$87,844
Daytime Population	10,342	60,018	141,397



MISHORIM
GOLD - PROPERTIES



WESTLAND PARK PLAZA

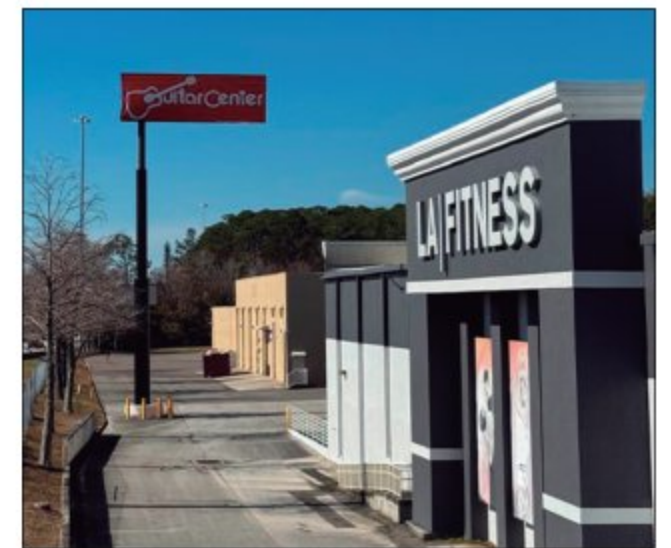
TENANCY SUMMARY

UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
A01	Mobility City of Jacksonville	3,214	B10	Wicked Better Café	1,200
XA	La Fitness	40,543	XD	Overstock Furniture	21,260
B01	AVAILABLE	2,000	XC	Lululand Adventure Park	55,695
B04A	Plato's Closet	4,500	XE	Guitar Center	13,435
B05A	Once Upon a Child	6,332	XF	Style Crest	13,880
B09	Smokes R US	1,200			

WESTLAND PARK PLAZA

6000 LAKE GRAY BLVD | JACKSONVILLE | FL, 32244

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