



WESTLAND PARK PLAZA

Established retail destination with immediate access to I-295 in Jacksonville's Westside trade area.

6000 Lake Gray Blvd, Jacksonville, FL 32244

163,259 SF

TOTAL GLA
Retail shopping center

1.2M+

ANNUAL VISITORS
Placer.ai 2024

583

PARKING SPACES
3.57 per 1,000 SF

MAJOR TENANTS



AVAILABLE OPPORTUNITIES

XD
21,260 SF

FOR LEASE

Major incentives for qualified prospects

PROPERTY HIGHLIGHTS

Westland Park Plaza | Jacksonville, Florida



RETAIL FRONTAGE



GF FITNESS ANCHOR



TENANT FRONTAGE

LEASING SUMMARY

Unit	Size	Space Type	Status
XD	21,260 SF	Large-format suite	Available

POSITIONING

- Prominent visibility from I-295 and Lake Gray Boulevard.
- Easy access to I-295 and nearby I-10.
- Dense, established Westside residential trade area.
- Strong daytime population from surrounding retail and employment centers.
- 1.2M+ annual visitors support consistent tenant traffic.



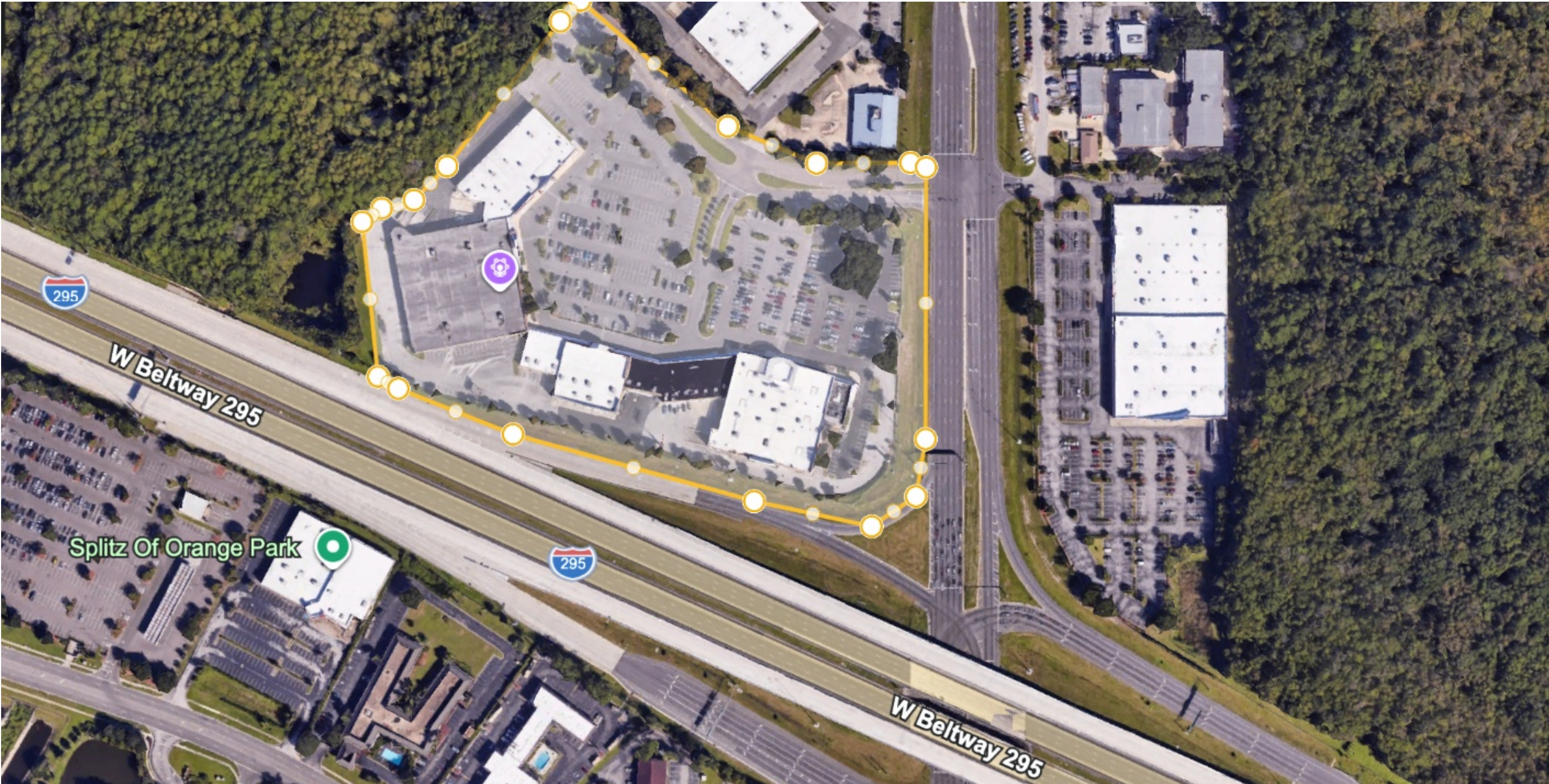
GF FITNESS ANCHOR FRONTAGE



ESTABLISHED TENANT MIX

AREA & ACCESS

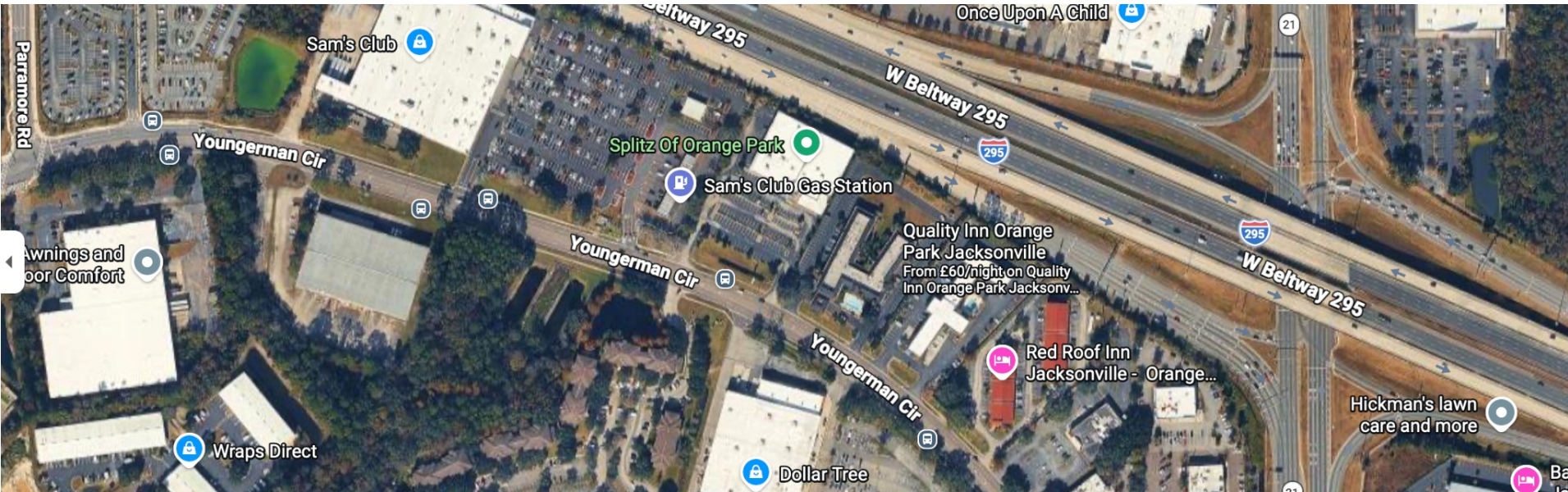
Westland Park Plaza | I-295 and Lake Gray Boulevard



TOTAL PROPERTY AREA - SUPPLIED DEMARCATION



I-295 INTERCHANGE ACCESS



REGIONAL RETAIL CORRIDOR - SUPPLIED MAP

TRAFFIC & REGIONAL ACCESS

34,500

LAKE GRAY BLVD VPD
FDOT 2023

76,000

I-295 VPD
Nearby

103,000

I-10 VPD
Nearby

1.2M+

ANNUAL VISITORS
Placer.ai 2024

STRATEGIC ACCESS ADVANTAGE

At Lake Gray Boulevard and Blanding Boulevard, with immediate connectivity to I-295 and nearby I-10.

RADIUS DEMOGRAPHICS

Metric	1 Mile	3 Miles	5 Miles
Total population	12,410	82,932	196,067
Population growth (2023-2028)	1.3%	1.6%	1.7%
Median household income	\$60,121	\$66,128	\$70,197
Median age	36.6	37.2	38.0
Average home value	\$209,400	\$231,600	\$252,000
Average rent - market	\$1,340	\$1,450	\$1,590
Average rent - gross	\$1,610	\$1,730	\$1,890
Crime rate per 1,000 residents	7.15	7.46	7.89

RACE & ETHNICITY - 5-MILE RADIUS

	White, Non-Hispanic	60.5%
	Black or African American, Non-Hispanic	25.3%
	Hispanic / Latino	8.2%
	Asian, Non-Hispanic	3.9%
	Other / Two or More Races	2.1%

5-MILE MARKET INDICATORS

\$252,000 AVERAGE HOME VALUE Stable residential market	\$1,590 MARKET RENT \$1,890 gross rent	7.89 CRIME RATE Per 1,000 residents	136,800 DAYTIME POPULATION Retail and employment base	74,400 HOUSEHOLDS Established buying power
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MARKET REACH

Metric	Value
Annual visitors	1.2M+
Daytime population - 5 miles	136,800
Households - 5 miles	74,400
Total GLA	163,259 SF
Parking	583 spaces

EDUCATION LEVEL - 5-MILE RADIUS

Education	Population	% of Pop.
No Diploma	13,900	7.1%
High School Diploma / GED	38,200	19.5%
Some College	47,100	24.0%
Associate Degree	20,400	10.4%
Bachelor's Degree	53,000	27.0%
Graduate / Professional Degree	27,600	14.0%

Sources: Placer.ai, VDOT 2023, U.S. Census Bureau ACS 5-Year Estimates, Data USA, NeighborhoodScout, Zillow / RentCafe.



AVAILABILITY

XD	21,260 SF	East large-format box
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CURRENT TENANT DIRECTORY

Westland Park Plaza | Current occupancy

TENANT ROSTER

UNIT	TENANT	SIZE
A01	Mobility City of Jacksonville	3,214 SF
B01	Regional Finance	2,000 SF
B04A	Plato's Closet	4,500 SF
B05A	Once Upon a Child	6,332 SF
B09	Smokes R Us	1,200 SF

UNIT	TENANT	SIZE
B10	Wicked Better Cafe	1,200 SF
XA	GF Fitness	40,543 SF
XC	LuluLand Adventure Park	55,695 SF
XE	Guitar Center	13,435 SF
XF	Style Crest	13,880 SF



PROPERTY AERIAL



LARGE-FORMAT FRONTAGE



EVENING PROPERTY VIEW



GF FITNESS ANCHOR



AVAILABLE STOREFRONT



AVAILABLE INLINE SUITE



SMALL-SHOP FRONTAGE



ESTABLISHED RETAIL TENANT



FURNITURE ANCHOR FRONTAGE

LEASING ADVISORY TEAM

Connect with our team for leasing details, site tours and proposal guidance.



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