



BAYMEADOWS COMMONS

1,400 SF AVAILABLE | FOR LEASE

9550 Baymeadows Rd
Jacksonville, FL 32256

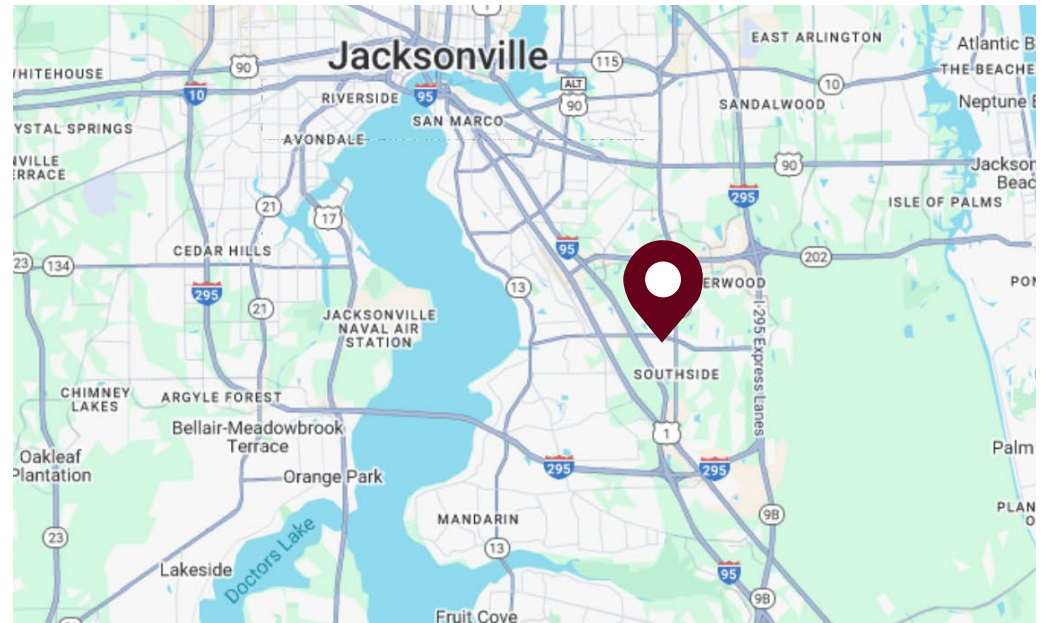
SEAN MCGILL
D - 904.302.6943
sean@cantrellmorgan.com



PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- 1,400 SF of inline retail space available in a well-established Baymeadows Road corridor center
- Lease Rate: \$30/SF + \$9.50/SF NNN
- Prime Southside/Deerwood location – one of Jacksonville's most densely populated and affluent suburban corridors
- Immediate proximity to major retail nodes including Deerwood Village, Baymeadows Village, and Deerwood Marketplace – all within 0.5 miles
- Strong daytime population driver – surrounded by the Deerwood office park submarket, one of Jacksonville's largest suburban employment centers
- Minutes from The Avenues Mall, Southside Blvd., and direct access to I-95 via Baymeadows Road interchange
- Diverse, established co-tenancy in the immediate trade area including restaurants, service retail, medical, and specialty food
- Ideal for: personal services, medical/dental, beauty, specialty food & beverage, or professional services
- Ample surface parking with convenient storefront access



DEMOGRAPHICS

	3 MILES	5 MILES
Population	78,513	190,295
Households	36,838	83,092
Median Age	35.1	36.8
Average Household Income	\$107,995	\$109,538
Median Household Income	\$82,459	\$79,849

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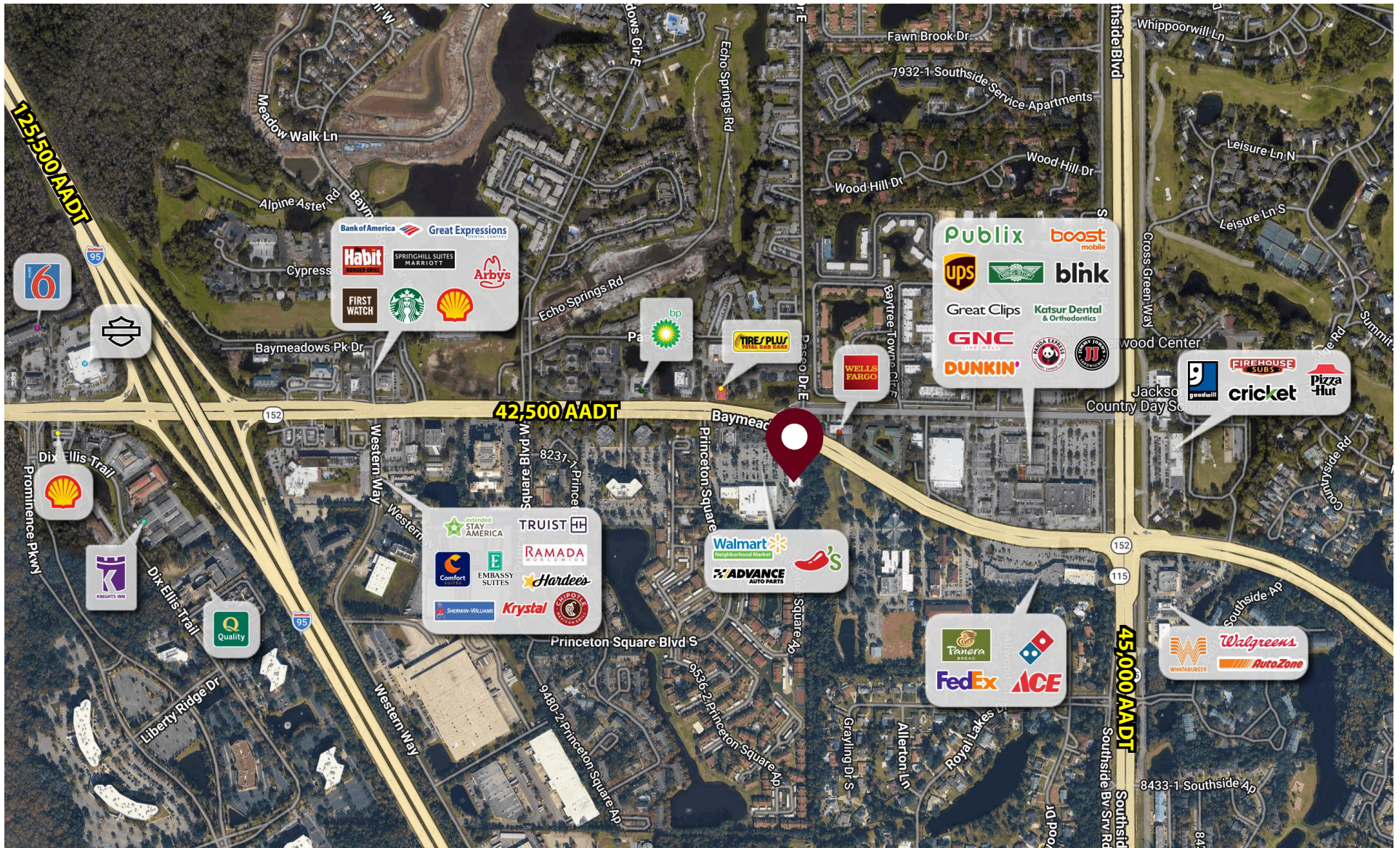


SITE PLAN

Unit	SF	Tenant
Anchor	41,117	Walmart Neighborhood Market
1	6,600	Advance Auto Parts
4	1,400	China Dragon
5	1,400	Jackson Hewitt Tax Service
6	1,400	Advance America
7	1,400	Mama's Pizza & Grill
8	2,800	First Coast MD
10	1,400	Sunny Nails
11	1,400	Avis Rent A Car
12	1,400	AVAILABLE
29	1,400	Classic Wine & Spirits
30	1,400	My Place Bar & Grill
32	3,500	Laundromat
33	1,400	Jaguar Smoke & Vape
		Chili's Bar & Grill



SURROUNDING AREA



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