

FOR LEASE > RETAIL



Northeast Florida

# Baymeadows Festival Shopping Center

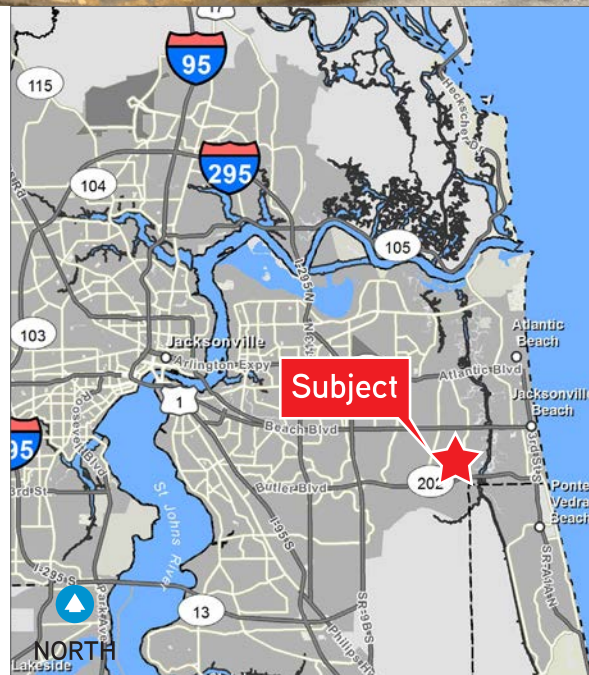
8600 BAYMEADOWS RD., JACKSONVILLE, FL 32256

975 - 4,300± CONTIGUOUS SF



## Features

- > Total Size: 69,867± SF
- > Various types of retail/office/restaurant uses
- > Total Contiguous SF: 4,300± SF
  - Unit #8608: 975± SF
  - Unit #8620: 1,300± SF
  - Unit #8622: 1,250± SF
  - Unit #8646: 1,300± SF
  - Unit #8648: 3,000± SF
- > New L.E.D. safety lighting recently installed
- > Easy and quick access to I-95, I-295 Beltway, US-1
- > Prime location and excellent exposure
- > Anchor Tenants: Dollar Tree, Beauty Outlet, Gator's Dockside, Larry's Giant Subs, Little Caesars and more
- > Expense Rate/NNN: \$4.93/SF
- > Lease Rate: \$14.00/SF (NNN)



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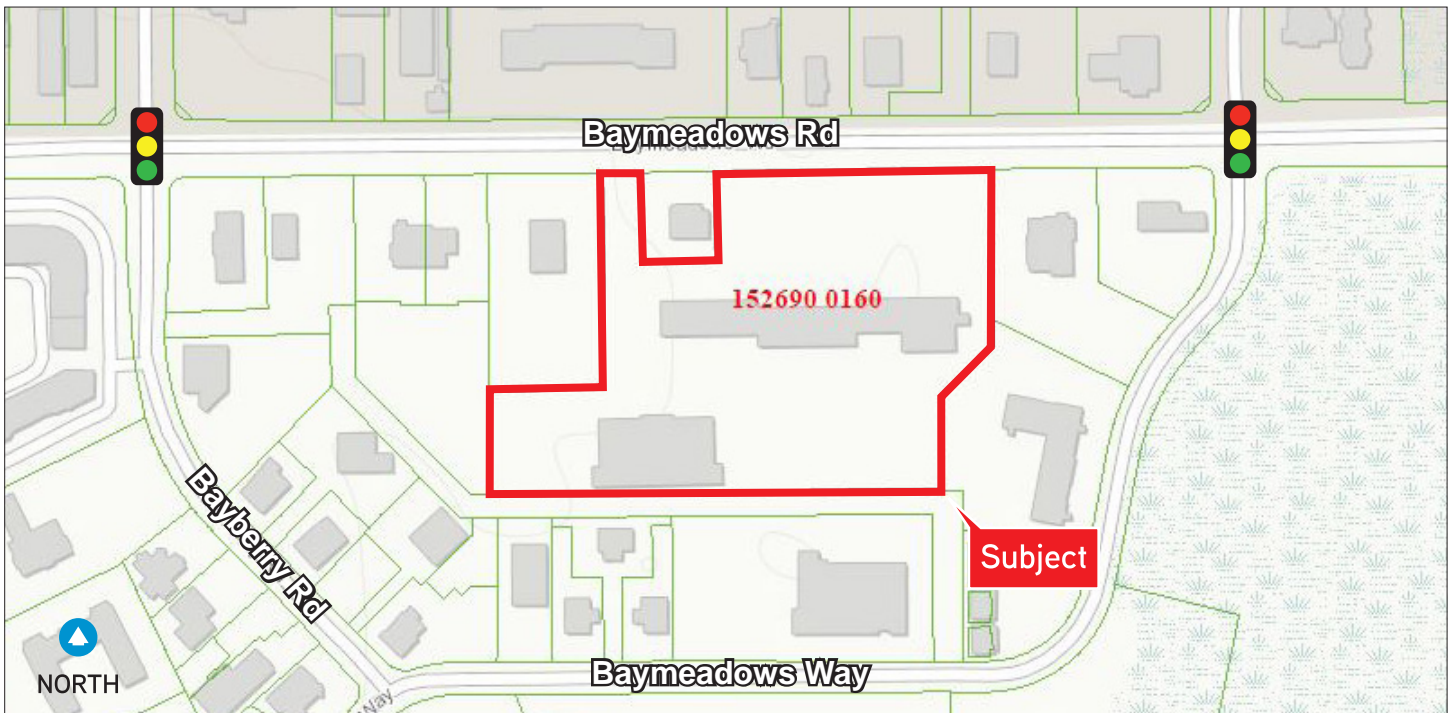
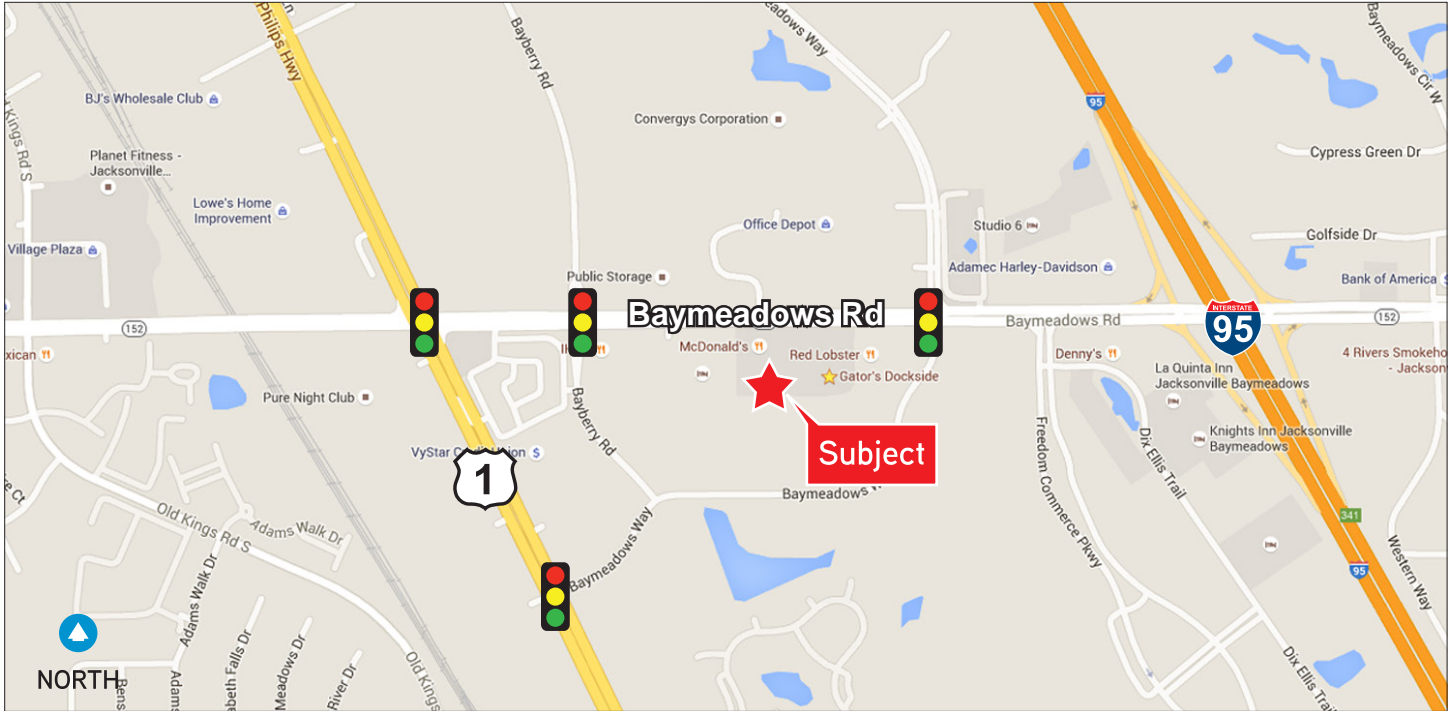
COLLIERS INTERNATIONAL  
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# Street & Plat Map

8600 BAYMEADOWS RD., JACKSONVILLE, FL 32256



# Aerial

8600 BAYMEADOWS RD, JACKSONVILLE, FL 32256



Demographics	1 Mile	3 Mile	5 Mile
2017 Pop Estimate	6,350	70,496	165,776
2022 Pop Estimate	6,644	74,749	176,215
2017 Est HH Income	\$69,138	\$74,690	\$78,109

Source: Esri Business Analyst Online

Traffic Count	Daily	Trucks
Baymeadows Rd	31,000	465
US 1 / Philips Hwy	37,000	1,517

Source: Florida Department of Transportation (FDOT)



# Availabilities

8600 BAYMEADOWS RD, JACKSONVILLE, FL 32256

Suite #	Footage	Tenant	Suite #	Footage	Tenant
8552	27,000	Cube Smart Storage	8620	1,300	Available
OUT-26	N/A	McDonald's	8622	1,250	Available
OUT-27	N/A	Bank of America ATM	8623	688	Storage
8602	2,767	Ramen Restaurant	8626	2,562	Beauty Outlet
8606	975	Cafe Kabob Restaurant	8634-8636	10,300	Dollar tree
8608	975	Available	8638	975	Cellular Store
8610	975	Image Nail Salon	8642	1,950	Thai Restaurant
8612	1,300	Lashes/Cosmetic/Waxing	8644	975	Badd Boyz Barber
8614	1,300	Little Caesar's Pizza	8646	1,300	Available
8616	1,300	Larry's Giant Subs	8648	3,000	Available
8618	1,625	Japanese Grill	8650	7,350	Gator's Dockside

BAYMEADOWS ROAD - 100' R/W



NORTH

This record drawing has been prepared, in part, based upon information furnished by others. While this information is believed to be reliable, The Simpson Organization assumes no responsibility for the accuracy of this record drawing or for any errors or omissions that may have been incorporated into it as a result of incorrect information provided. Those relying on this record document are advised to obtain independent verification of its accuracy.

Drawn By: CREATIVE PLANNING & DESIGN  
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THE SIMPSON ORGANIZATION, INC.

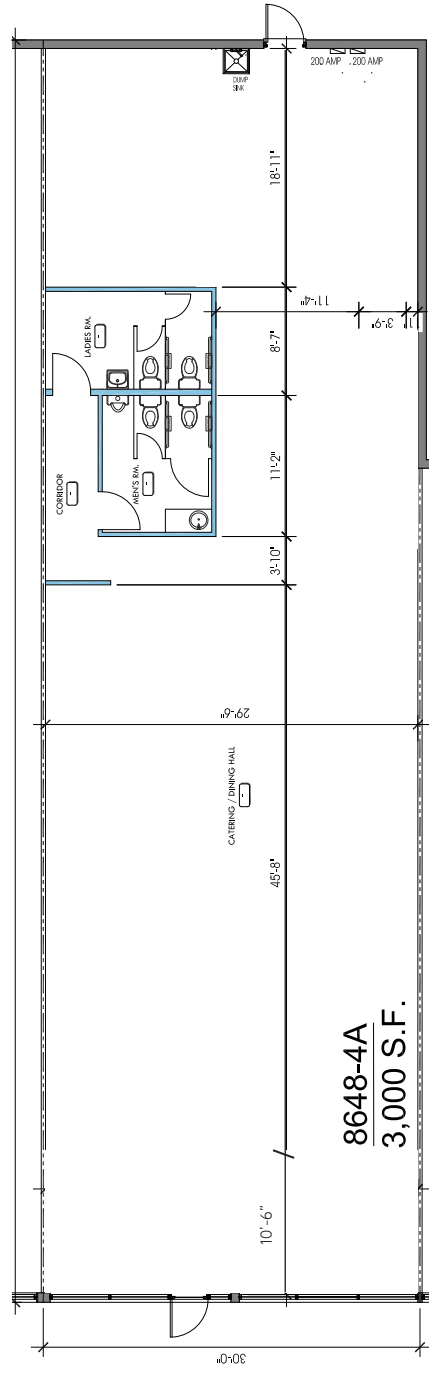
BAYMEADOWS FESTIVAL  
8642 BAYMEADOWS RD.  
JACKSONVILLE, FLORIDA

Date: 09/24/14

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## Floor Plan Unit #8648- 3,000± SF

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## Contact Us

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