

DEERWOOD VILLAGE MALL

9834-9978 Baymeadows Rd., Jacksonville, FL 32256

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Located off Southside Blvd. and situated behind Publix and CVS and across from Florida State College.

PROPERTY HIGHLIGHTS

- \$500K in center improvements recently completed.
- Signalized intersection and easily accessible from both the north and the south sides of the property.
- Co-tenants: GNC, Dunkin Donuts, Subway, UPS, Greenberg Dental, Great Clips, Tijuana Flats, and more!
- Traffic Counts: Southside Blvd.: 52,500 AADT; Baymeadows Rd.: 22,500 AADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Population	14834	66225	159920
2019 Daytime Population	11676	105595	215131
2019 Median HH Income (\$)	51296	61448	58638
2019 Average HH Income (\$)	68388	84625	80133



EXCLUSIVE AGENT(S)

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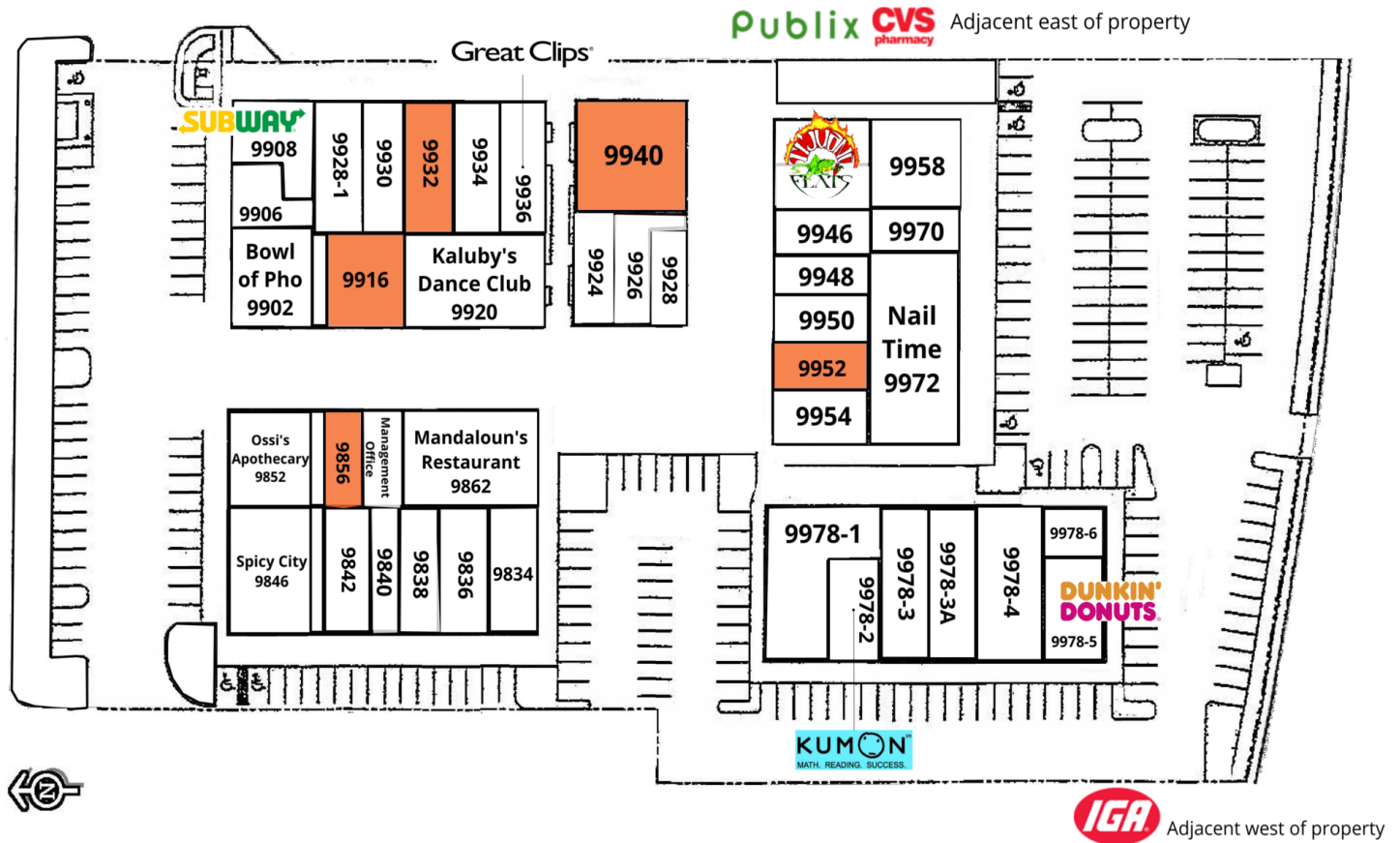
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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
9834	Coffee Grinder	1,440 SF	9920	Kaluby's Dance Club	3,250 SF	9950	Tan and Glam	1,200 SF
9836	Quick Chinese	1,231 SF	9924	Deerwood Tailoring	1,100 SF	9952	Available	1,200 SF
9838	The UPS Store	1,200 SF	9926	State Farm	1,500 SF	9954	10,000 Cell Phones	1,100 SF
9840	Straight Razor	940 SF	9928	A-1 Shoe Repair	700 SF	9958	Deerwood Animal	2,015 SF
9842	The Cigar Shop	1,774 SF	9928-1	Anjos Liquors	1,192 SF	9970	GNC	1,250 SF
9846	Spicy City	3,500 SF	9930	Open Sushi	1,700 SF	9972	Nail Time	4,436 SF
9852	Ossi's Apothecary	2,000 SF	9932	Available	1,187 SF	9978-1	Greenberg Dental	3,377 SF
9856	Available	1,000 SF	9934	Deerwood Deli	1,500 SF	9978-2	Kumon Center	1,322 SF
9858	Management Office	1,250 SF	9936	Great Clips	1,187 SF	9978-3	Games Workshop	1,275 SF
9862	Mandaloun's Rest.	3,250 SF	9940	Available	3,300 SF	9978-3A	Shearer's Eyecare	3,210 SF
9902	Bowl of Pho	2,800 SF	9942	Tijuana Flats	2,250 SF	9978-4	Indian Grocer	2,470 SF
9906	Yakety Yak	986 SF	9946	Fine European Clocks	1,250 SF	9978-5	Dunkin' Donuts	1,712 SF
9908	Subway	1,714 SF	9948	Mirela's Hair Salon	1,000 SF	9978-6	Citiwide Financial	770 SF
9916	Available	2,250 SF						

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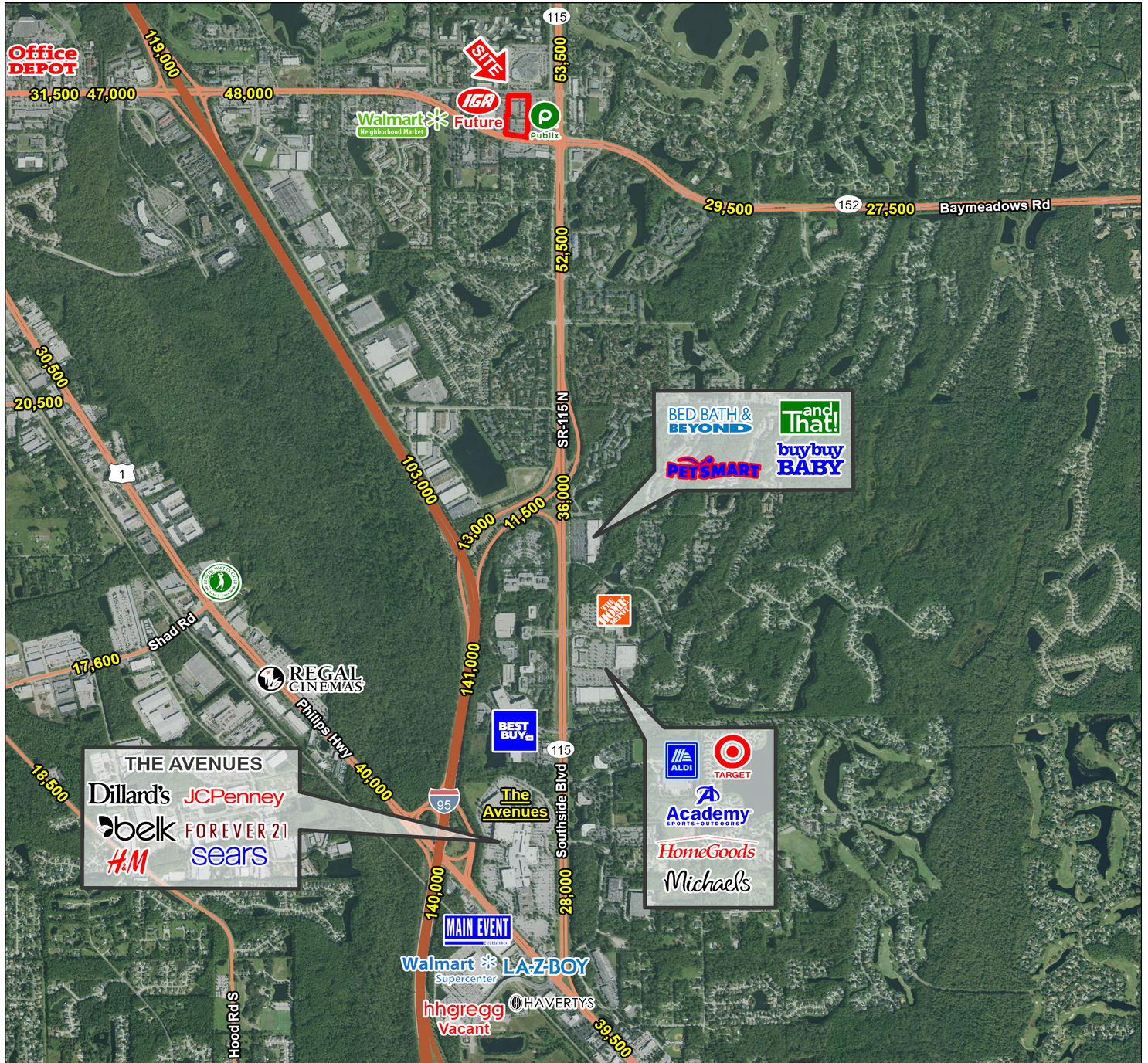
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RETAIL AERIAL



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