

Colliers

Accelerating success.

FSCJ Florida State College
at Jacksonville

Old Baymeadows Road

WELLS
FARGO

Auto
Zone

Rowe's

boostmobile

SUBWAY

Great Clips

ups

Baymeadows Road | AADT: 23,500

Site

GNC

FLORIDA FLATS

p

PANDA EXPRESS

DUNKIN' DONUTS

JIMMY JOHN'S

Walmart

Southside Blvd | AADT: 52,000

metro

Balducci's

Panera BREAD

For Lease

Base Rental Rate:

\$25.00/SF

NNN/CAM:

\$4.91/SF

Deerwood Marketplace Retail Center

9866 Baymeadows Road Jacksonville, FL 32256

Property Highlights

Located in the heart of the Baymeadows/Deerwood Retail Submarket of Jacksonville. Anchored by the newly renovated 57,000 SF Rowe's IGA Grocer and adjacent to the Deerwood Publix Supermarket. Positioned just north of The Avenues Mall, south of Tinseltown.

- Excellent visibility facing heavily trafficked Baymeadows Road
- Quick & easy ingress/egress into the subject property
- Full Storefront glass windows
- Signage above subject space and possible pylon signage on Old Baymeadows Road
- Newly paved & stripped park lot
- Under renovations: new awnings, facade, etc... coming soon
- Existing Center tenant-mix: Rowe's IGA, Asian Fusion Restaurant, Brow Queen Tolou and Nail Salon.
- Surrounding tenant-mix: Publix, Panda Express, Dunkin, Walmart Grocer, FSCJ Campus, Jimmy Johns, Panera Bread, Starbucks, Retro Fitness, CVS, etc.

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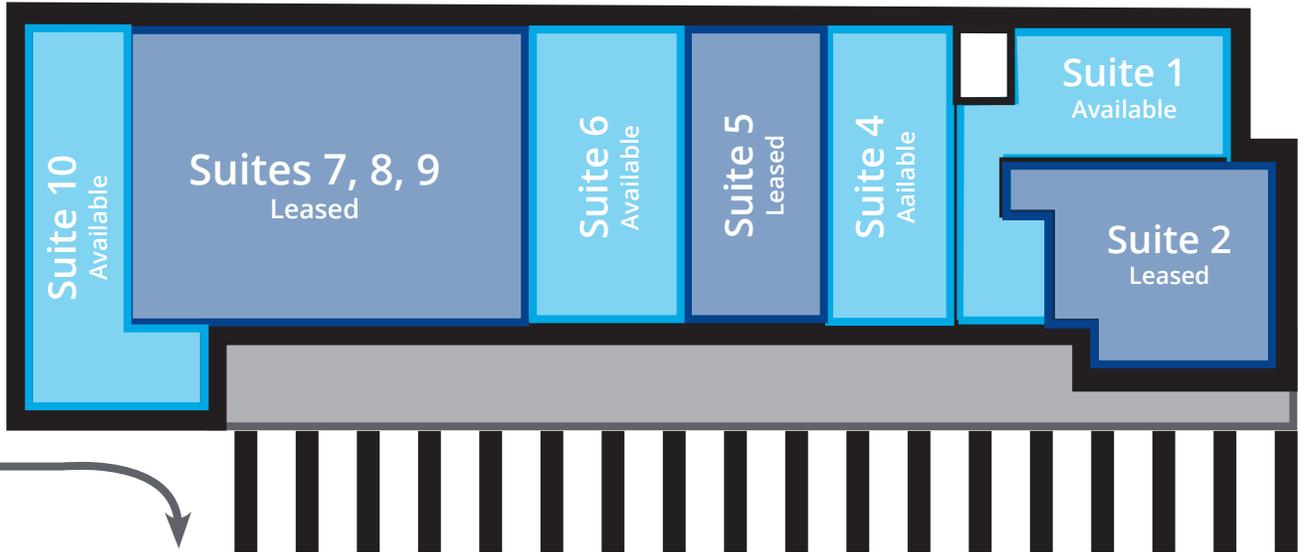
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Property Overview

Deerwood Marketplace



Availabilities

Suite	Size	Tenant
Anchor	57,000± SF	Rowe's Supermarket
1/3	1,173± SF	Available (turn-key salon)
2	774± SF	Pink & White Nails
4	744± SF	Available
5	870± SF	Brow Queen Tolou
6	870± SF	Available
7-9	2,610± SF	Asian Fusion Restaurant
10	1,270± SF	Available (w/ drive up lane)

Property Photos

Building Details

- Zoned: Commercial (PUD)
- Year Built: 1987



Location & Access



Area Demographics

Source: ESRI Business Analyst



2021 Estimated Population

69,074



2026 Projected Population

74,902



2021 Est. Avg. Household Income

\$90,638



2026 Proj. Avg. Household Income

\$101,516

9866 Baymeadows Road | Available for Lease



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