

FOR LEASE > RETAIL



Northeast Florida

# Baymeadows Festival Shopping Center

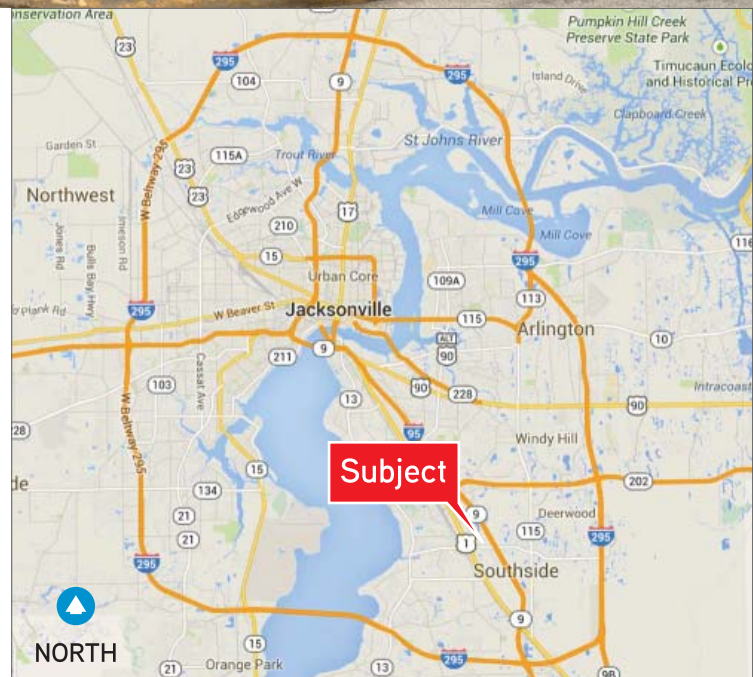
8600 BAYMEADOWS ROAD, JACKSONVILLE, FL 32256

1,250 - 6,163± CONTIGUOUS SF



## Features

- > Total Size: 69,867± SF
- > Various types of retail/office
- > Total Contiguous SF: 6,163± SF
- Unit #8602:** 2,767± SF (Former Restaurant)
- Unit #8618:** 1,625± SF
- Unit #8620:** 1,300± SF
- Unit #8622:** 1,250± SF
- Unit #8646:** 1,300± SF (Dry Clean)
- Unit #8648:** 3,000± SF
- > Easy and quick access to I-95/I-295 Beltway/US-1
- > Prime location/excellent exposure
- > Current anchor tenants: Dollar Tree, Beauty Outlet, Gators Dockside, Larry's Giant Subs, Little Caesars, etc
- > Expense Rate/NNN: \$5.40/SF
- > Lease Rate: \$14.00/SF (NNN)



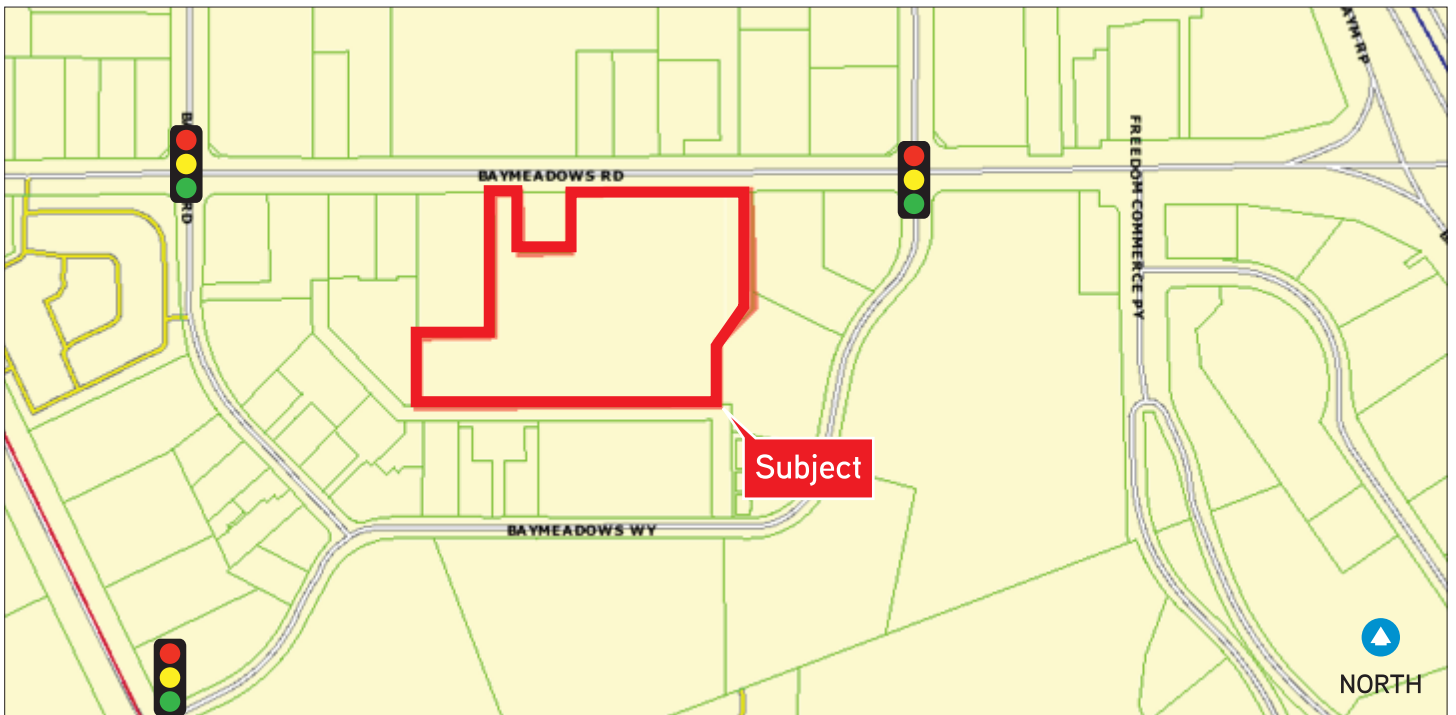
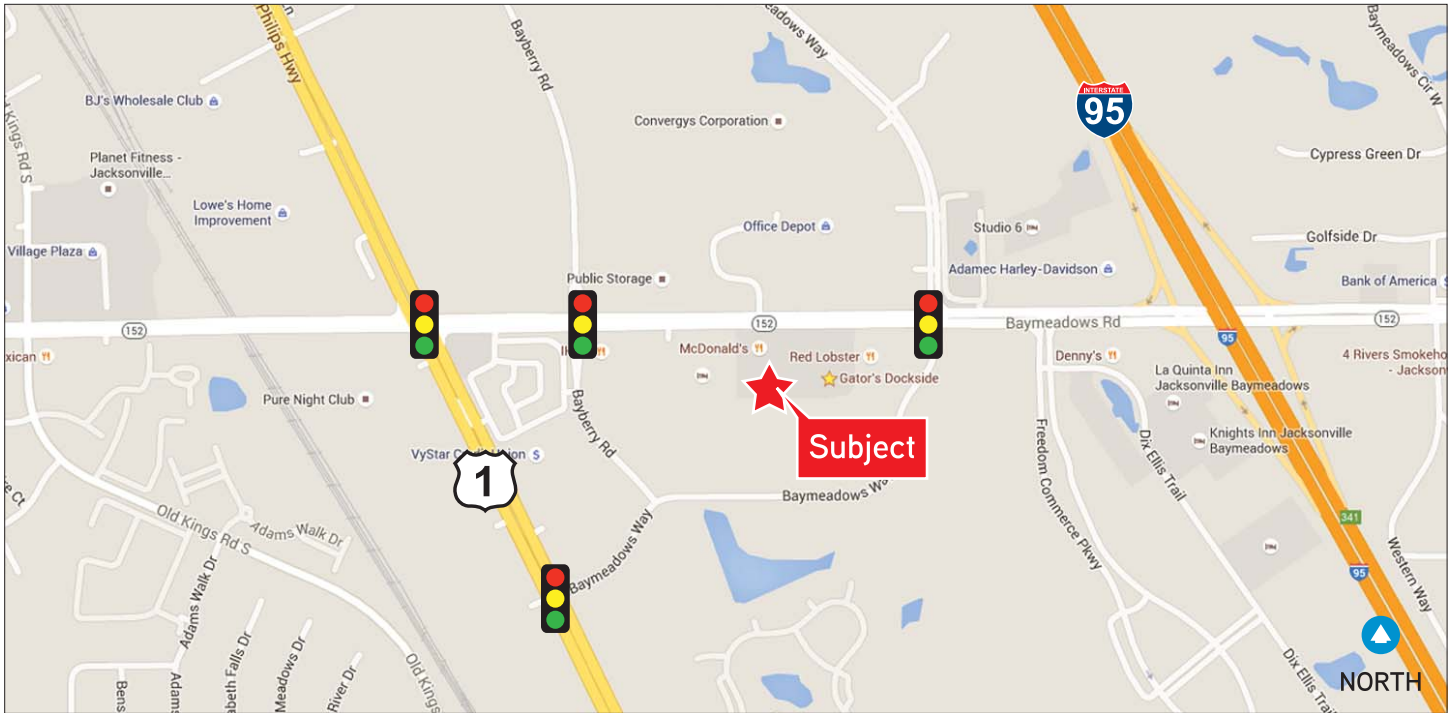
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4054

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# Street & Plat Map

8600 BAYMEADOWS ROAD, JACKSONVILLE, FL 32256





# Aerial

8600 BAYMEADOWS ROAD, JACKSONVILLE, FL 32256



Demographics	1 Mile	3 Mile	5 Mile
2021 Pop Projection	3,747	79,599	181,170
2016 Pop Estimate	3,452	73,839	168,937
2014 Est HH Income	\$50,295	\$50,323	\$77,864

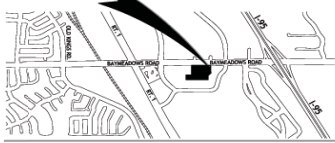
Traffic Count: 30,000± cars per day  
 \*Sources: FDOT (2014) and Claritas

# Availabilities

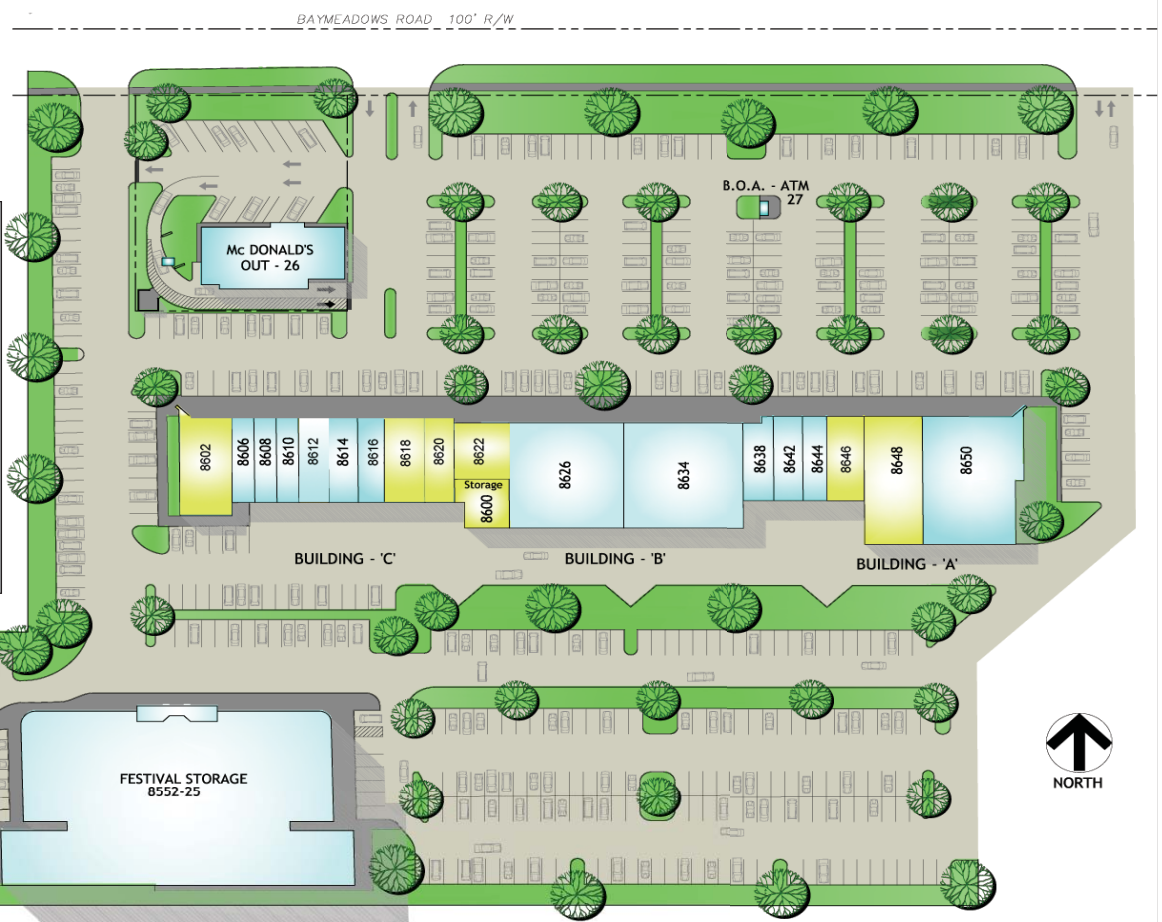
8600 BAYMEADOWS ROAD, JACKSONVILLE, FL 32256

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	8626	688	Storage
8602	2,767	Available (Restaurant)	8626	2,562	Beauty Outlet
8606	975	Restaurant	8634-8636	10,300	Dollar tree
8608	975	Cartridge World	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 (Cleaners)
8616	1,300	Larry's Giant Subs	8648	3,000	Available
8618	1,625	Available	8650	7,350	Gator's Dockside

**LOCATION**



Suite #	Footage	Tenant
8552	27,000	Festival Storage
OUT-26	N/A	McDonald's
OUT-27	N/A	Bank of America ATM
8602	2,767	Available (Restaurant)
8606	975	Restaurant
8608	975	Cartridge World
8610	975	Image Nail Salon
8612	1,300	Lashes/Cosmetic/Waxing
8614	1,300	Little Caesar's Pizza
8616	1,300	Larry's Giant Subs
8618	1,625	Available
8620	1,300	Available
8622	1,250	Available
8626	2,562	Beauty Outlet
8626	688	Storage
8635-8636	10,300	Dollar Tree
8638	975	Cellular Store
8642	1,950	Thai Restaurant
8644	975	Bad Boyz Barber
8646	1,300	Available Cleaners
8648	3,000	Available
8650	7,350	Gator's Dockside



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.

**BAYMEADOWS FESTIVAL**  
 8642 BAYMEADOWS RD.  
 JACKSONVILLE, FLORIDA

Drawn By: CREATIVE PLANNING & DESIGN  
 CASEY@CREATIVEDESIGN.COM

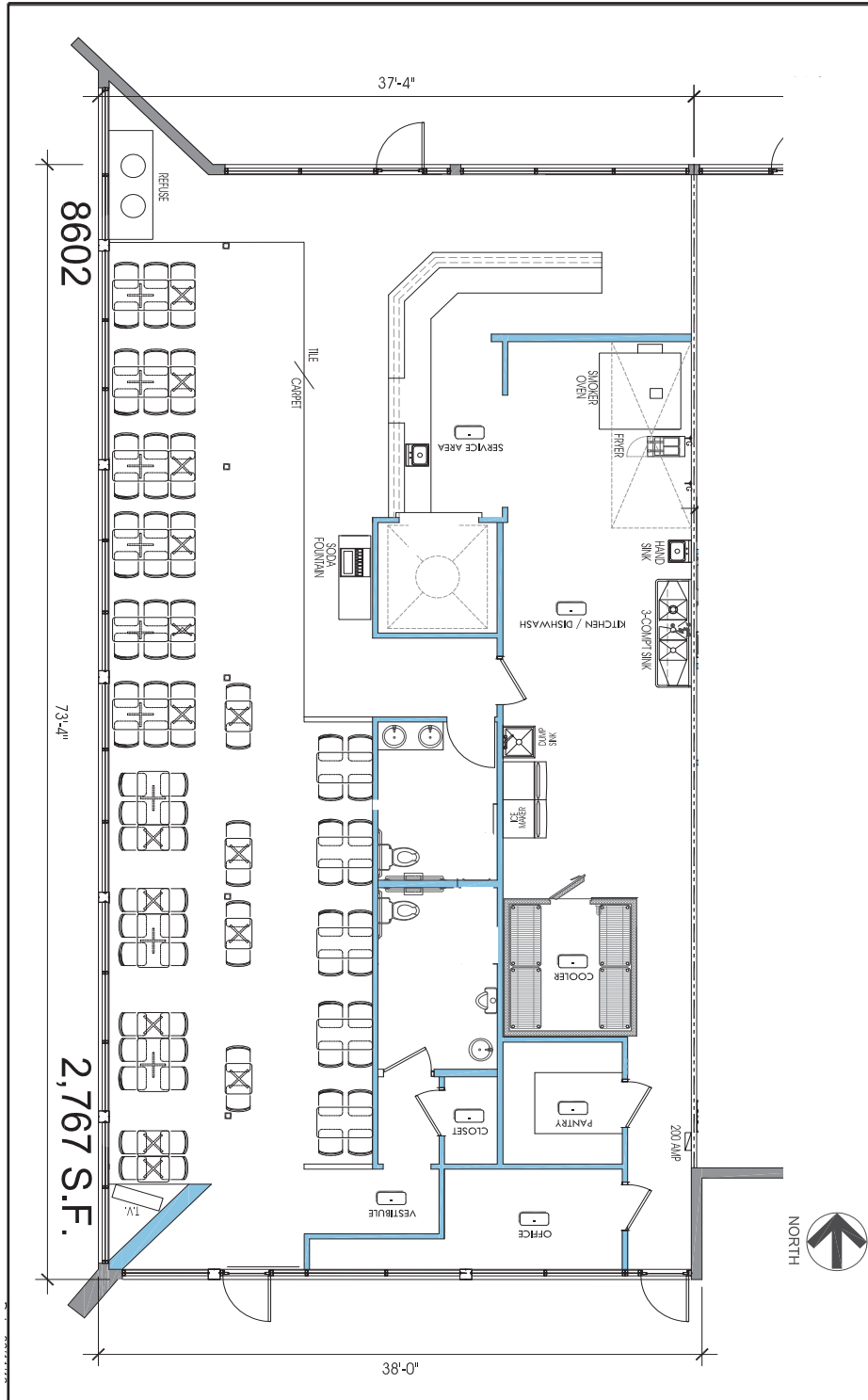
THE SIMPSON ORGANIZATION, INC.

Date: 09/24/14

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# Floor Plan Unit #8602-2,767± SF

8600 BAYMEADOWS ROAD, JACKSONVILLE, FL 32256

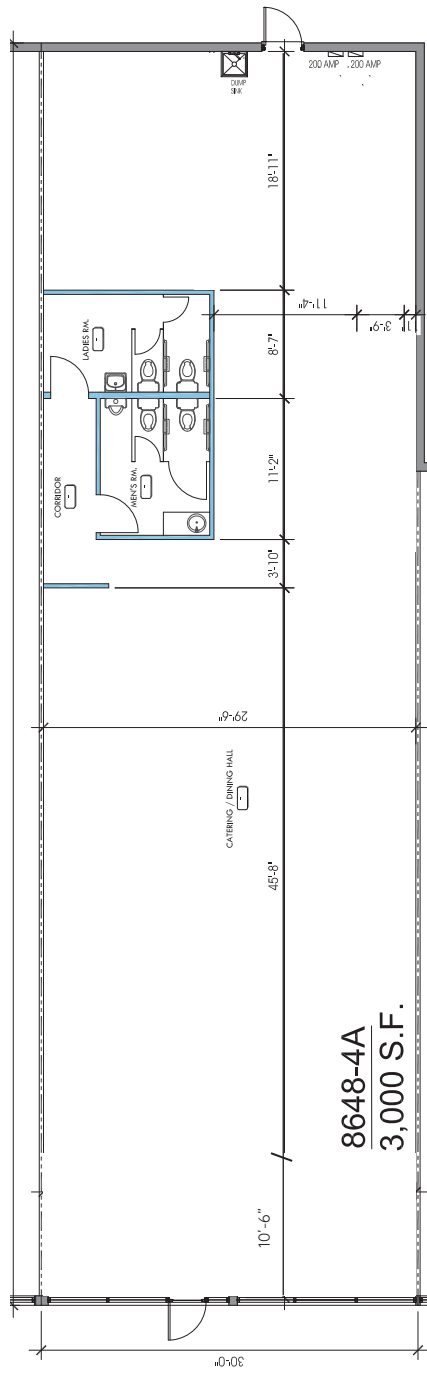




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# Floor Plan Unit #8648- 3,000± SF

8600 BAYMEADOWS ROAD, JACKSONVILLE, FL 32256



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# 1,250 - 6,163± CONTIGUOUS SF

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Please contact us to see this property

## Contact Us

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## Summary (4054)



### Contact:

**Jason Hinson**

**904 358 1206**



## Baymeadows Festival Shopping Center Suite 8600 Baymeadows Rd. Jacksonville, FL 32256

County:	Duval
Market:	Jacksonville
Sub Market:	Southside
Property Near:	Just west of I-95
Land Size (Acres)	10.01 Acres
Available SF:	11,202 SF
Maximum SF:	6,163 SF
Building SF:	69,867 SF
Retail SF:	11,202 SF

### Building/Space

Construction Status:	Existing
Center Type:	Strip Mall
Primary Use:	Retail
Year Built:	1984
# Floors:	1
Construction Type:	Concrete
Roof Type:	Tar/Gravel
Frontage (feet):	729' on Baymeadows Road

### Utilities

Utilities Comments:	City Water and Sewer
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### General Listing/Transaction Information 1

Asking Rate:	\$14.00 (NNN) Monthly Per Year
Min Avail SF:	1,250 SF
Max Contig SF:	6,163 SF
Transaction Type:	Lease

### Parking

# Spaces:	600
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### Site

Land SF:	436,036 SF
Parcel Number:	152690-0160
Zoning:	CCG-1
Frontage:	729' on Baymeadows Road

### Contacts

Listing Broker(s)	Jason K. Hinson Colliers International   Northeast Florida 904.861.1106 <a href="mailto:jason.hinson@colliers.com">jason.hinson@colliers.com</a>
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### Comments

#### Listing Comments:

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