



FOR LEASE

CENTURION SQUARE

8380-8386 BAYMEADOWS ROAD
JACKSONVILLE, FLORIDA 32256



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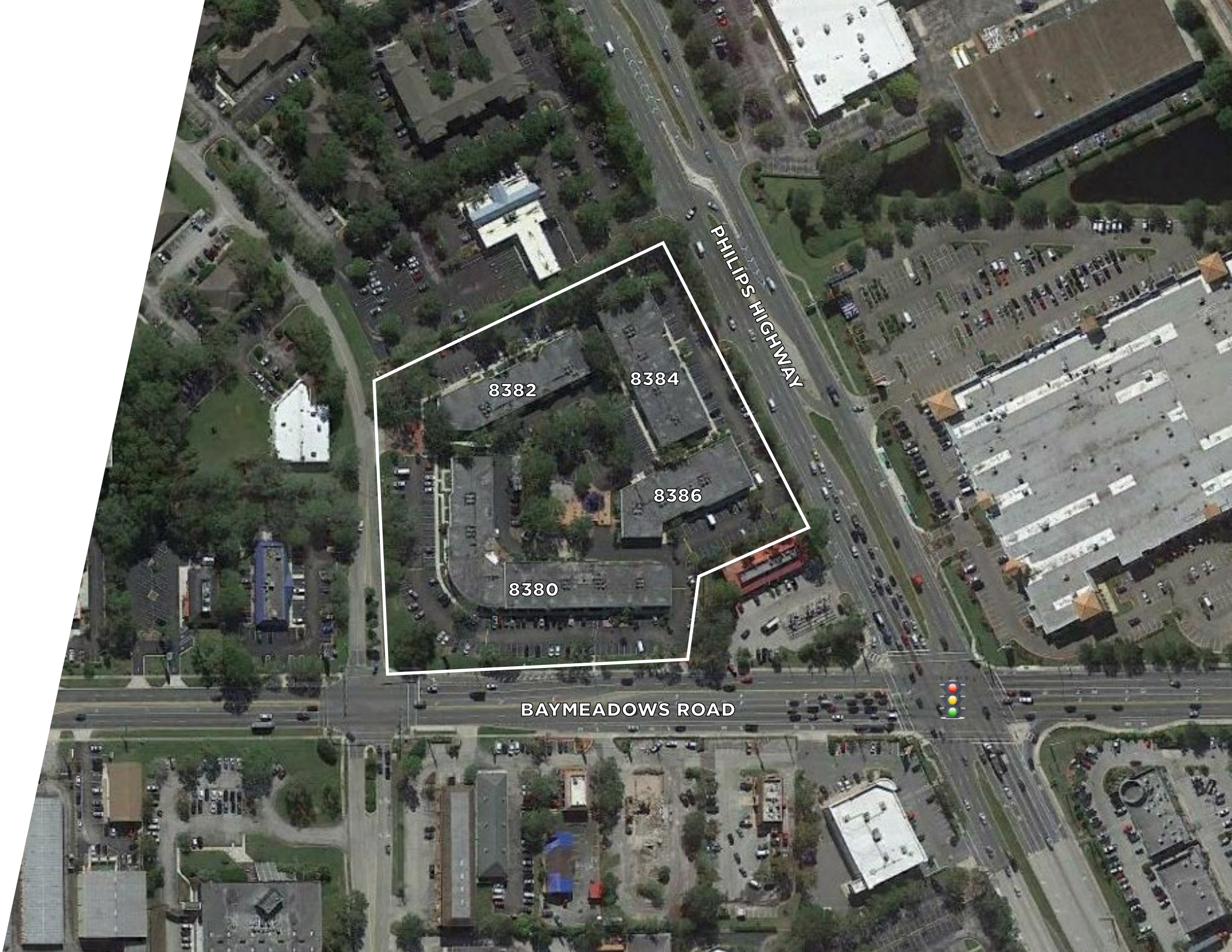


BUILDING AMENITIES

- Office/retail/medical space available
- Door side parking with private entrances
- Private restrooms
- Exterior signage
- Restaurants, daycare and medical services on site

PROPERTY HIGHLIGHTS

- Prime Commercial corner on Baymeadows Rd. and Philips Hwy.
- Easy access and close proximity to I-95, Butler Blvd., and I-295 Beltway
- Monument signs with tenant branding reach a high-volume audience on Baymeadows Rd.



JAX FISH FRY



CENTURION SQUARE

BUILDING FEATURES

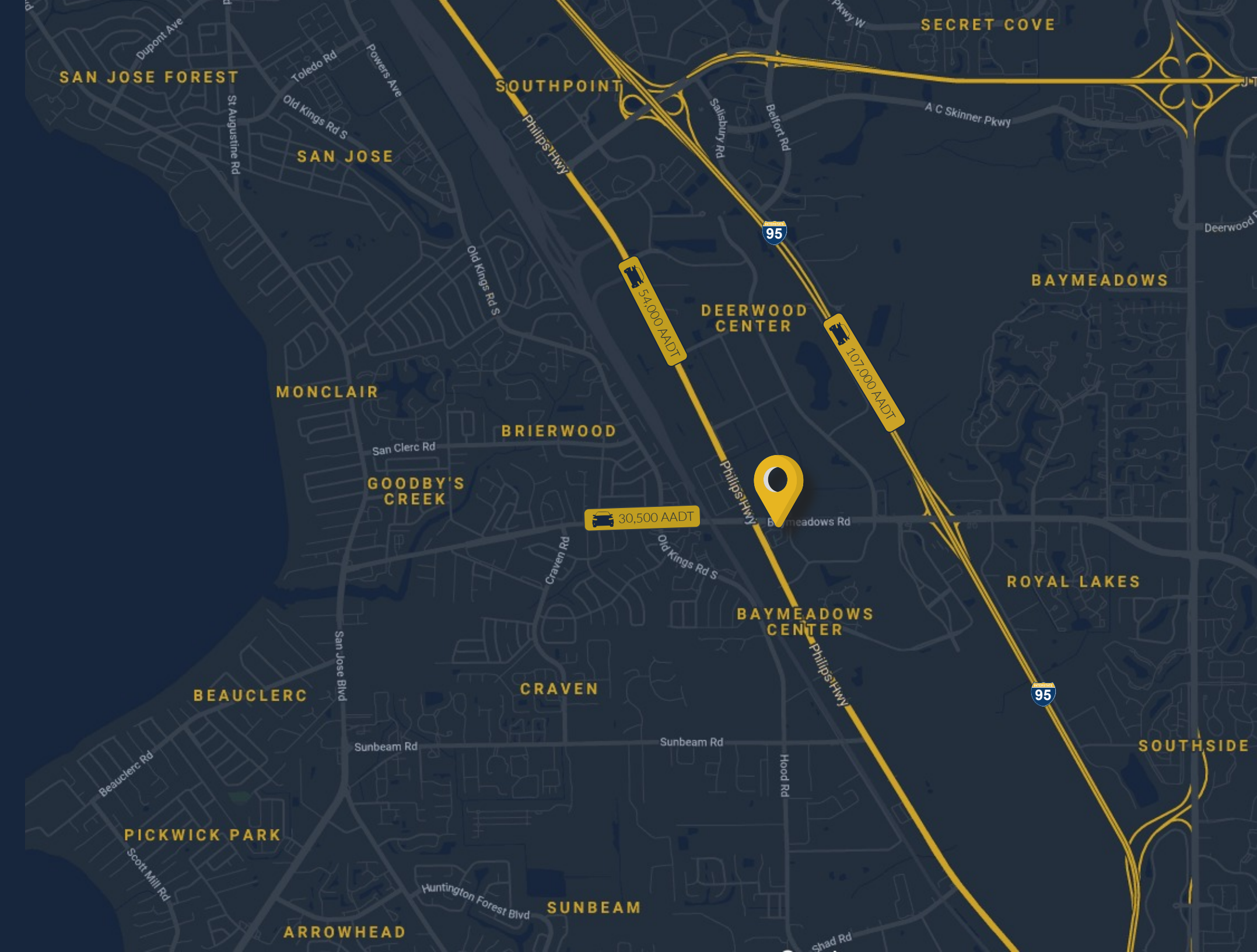
TOTAL SQ. FT. 72,664 SF

TOTAL AVAILABLE ± 1,375-4,124 SF

LEASE RATE NEGOTIABLE

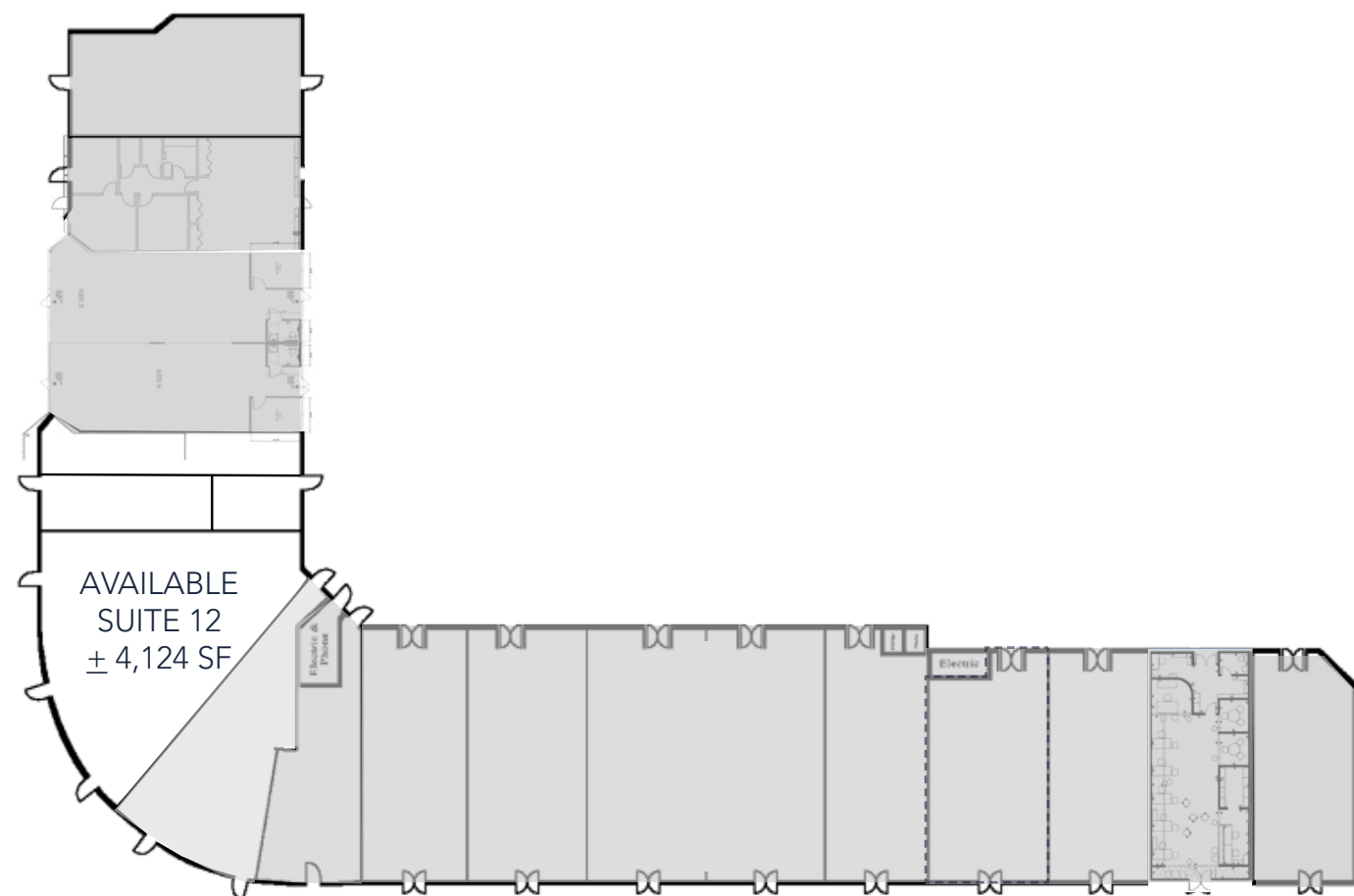
ZONING CCG-2

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,694	75,767	173,631
HOUSEHOLDS	2,296	34,657	74,909
MEDIAN HH INCOME	\$47,876	\$54,321	\$58,967
AVERAGE HH INCOME	\$68,499	\$73,647	\$80,875



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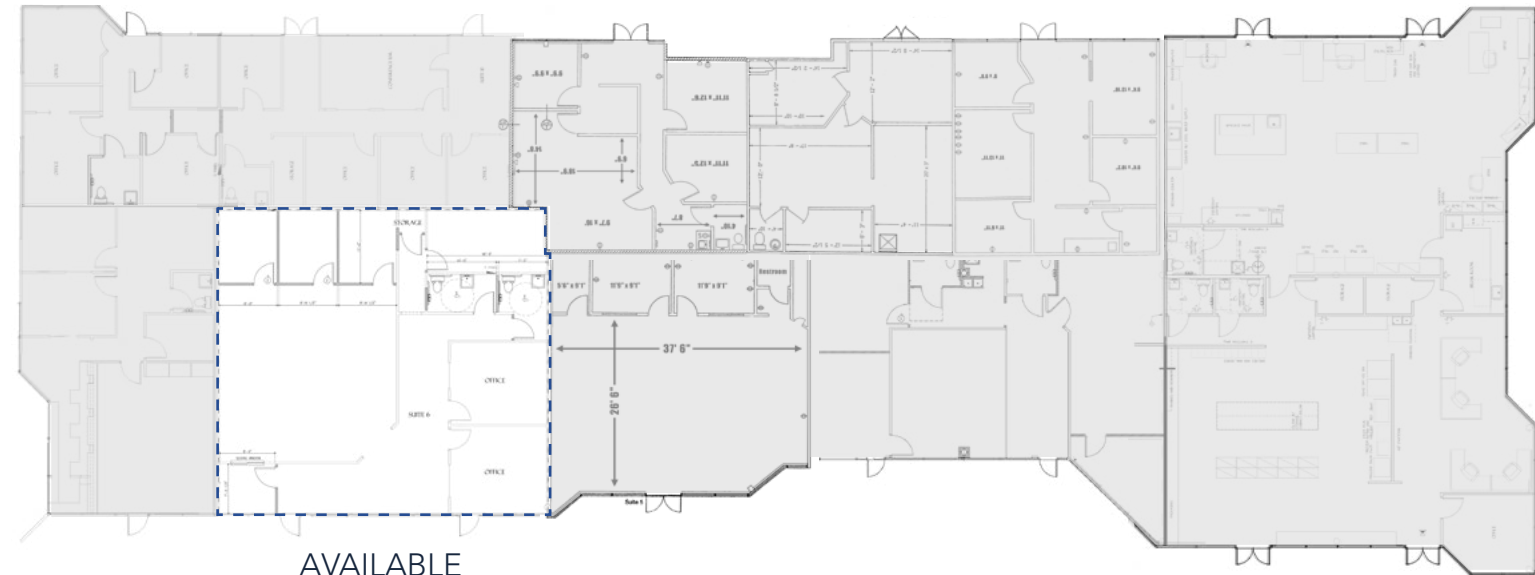
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8382 BAYMEADOWS ROAD • JACKSONVILLE, FL 32256



CENTURION SQUARE

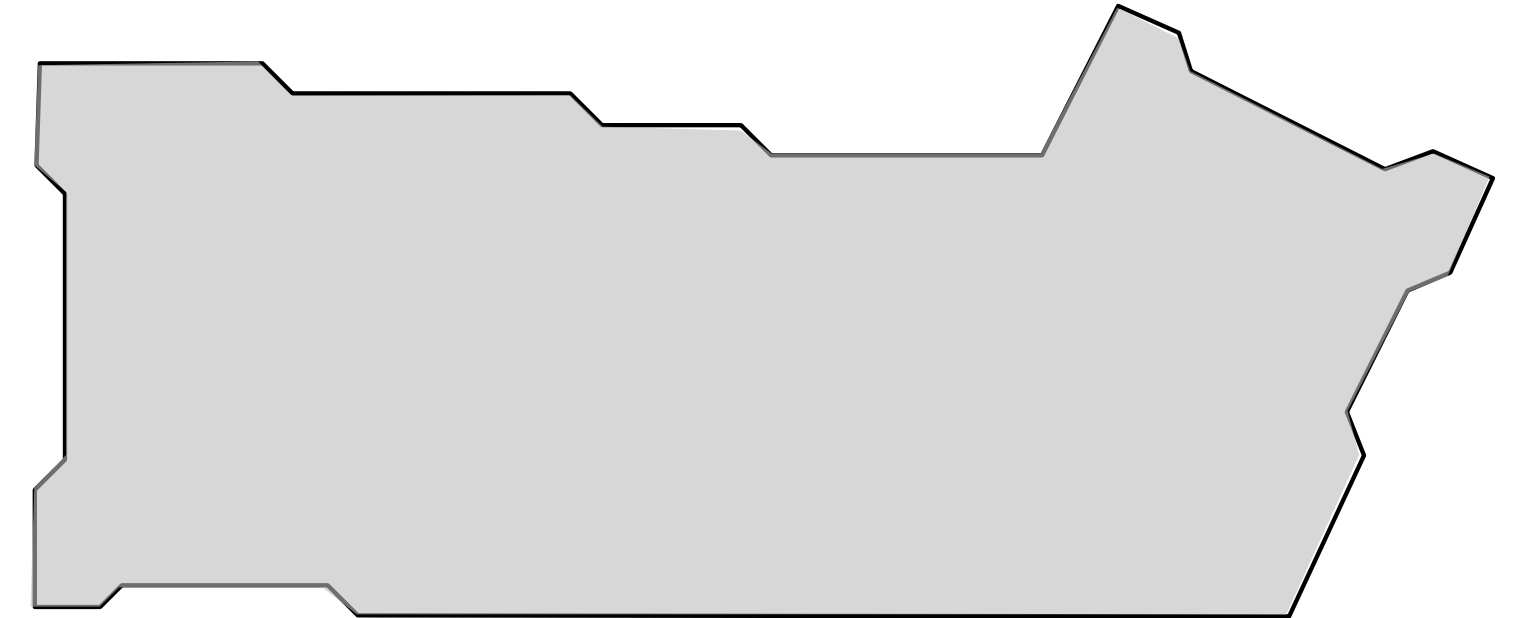
8384 BAYMEADOWS ROAD • JACKSONVILLE, FL 32256



AVAILABLE
SUITE 4
± 2,352 SF

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