



MEADOWS
VILLAGE
PLAZA

8730 BAYMEADOWS ROAD
JACKSONVILLE, FL 32256

MEADOWS VILLAGE PLAZA

DUNKIN'

SUB BITEZ

POINT'S CONSULTING

SMILE FUSION DENTIST

NEW CONSTRUCTION
CLASS A RETAIL
FOR LEASE
\$ 40/SF + NNN



bold line
design



Property Overview



LIGHTED
INTERSECTION



CLOSE PROXIMITY
TO I-95



TRAFFIC COUNT:
46,500±



54 PARKING
SPACES



NEW
CONSTRUCTION



LOCATION:
BAYMEADOWS

Meadows Village Plaza is located along Baymeadows Road, a major east-west corridor connecting I-95 with Southside and San Jose Boulevards. The plaza is anchored by Dunkin' and offers excellent visibility to over 46,500± vehicles per day and easy access from surrounding neighborhoods and office parks. Its central location makes it ideal for capturing both local and commuter traffic. The Baymeadows area is home to a diverse and growing population, with a strong mix of residential communities and business developments. This blend of housing and employment centers supports consistent foot traffic throughout the day and creates a solid customer base for retailers and service providers.



264"

8
7
3
0



Property Highlights

- EXCELLENT VISIBILITY AND ACCESS TO I-95, SOUTHSIDE BOULEVARD, AND PHILIPS HIGHWAY,
- LOCATED AT A LIGHTED INTERSECTION
- PRIME LOCATION: POSITIONED ALONGSIDE NATIONAL CHAINS LIKE STARBUCKS, MCDONALD'S, TACO BELL, WENDY'S, AND CHIPOTLE
- HIGH TRAFFIC: BENEFIT FROM 135,000 VEHICLES PASSING DAILY ON I-95 AND A 5-MILE POPULATION OF 120,000
- LOCATED IN THE HEART OF BAYMEADOWS BUSINESS DISTRICT, JUST MINUTES FROM PROMINENCE OFFICE PARK CONCENTRIX, AND OTHER MAJOR EMPLOYERS.
- NEARBY RETAILERS: LOCATED WITHIN 1 MILE OF MAJOR ANCHORS SUCH AS LOWES, BJ'S WHOLESALE, AND OFFICE DEPOT
- SURROUNDED BY DENSE RESIDENTIAL NEIGHBORHOODS
- MINUTES FROM ST. JOHNS TOWN CENTER AND THE AVENUES MALL
- STRONG MIX OF DAYTIME AND EVENING TRAFFIC FROM NEARBY BUSINESSES AND HOME



Aerial Maps



FOR LEASE

8730 BAYMEADOWS ROAD, JACKSONVILLE, FL 32256

Site Plan



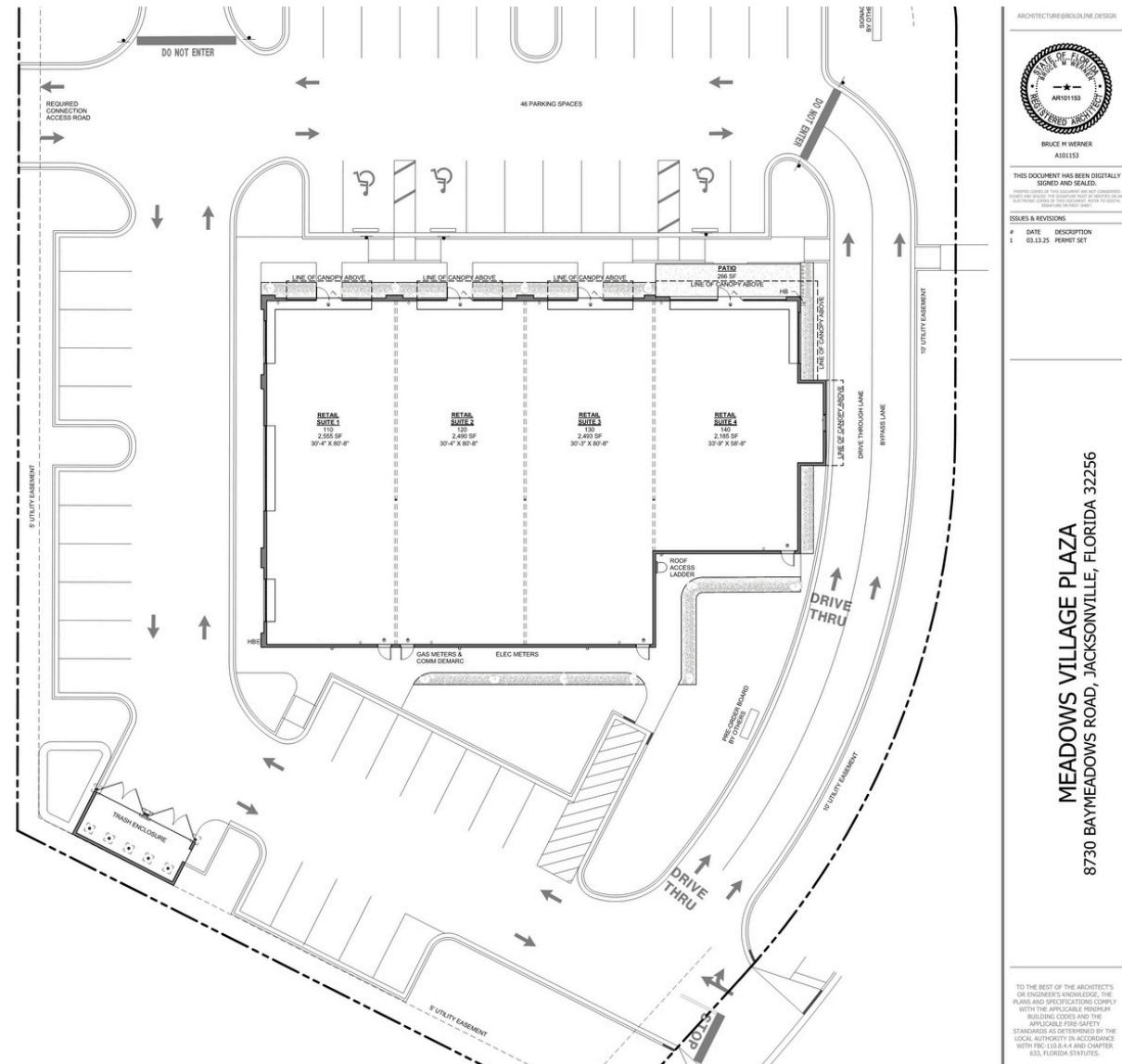
4 NORTHEAST AERIAL PERSPECTIVE



3 NORTHWEST AERIAL PERSPECTIVE



FOR LEASE



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