

Commercial Property One, Inc. Presents for Lease
Baymeadows Place Shopping Center located at 9551
Baymeadows Road, Jacksonville, FL 32256



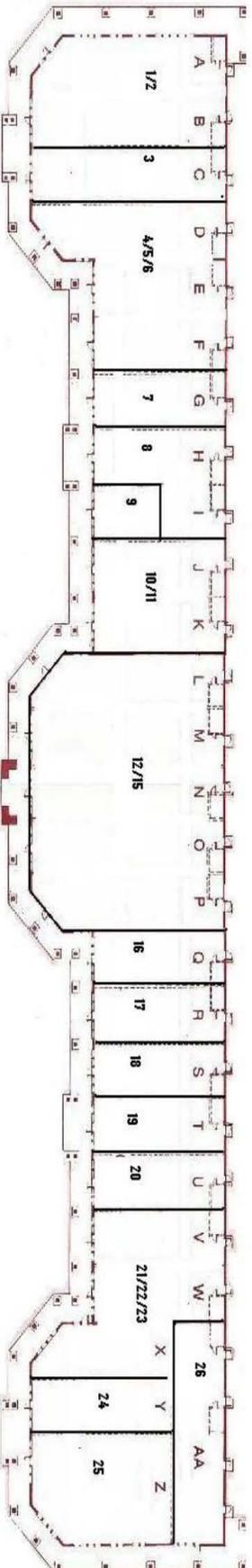
- Patel Brothers Grocery Anchored Shopping Center
- Located in the Baymeadows Area of Jacksonville
- Quick and Easy Access to Interstate 95 and Major Highways
- Great Visibility from Baymeadows Road
- Monument Signage Available
- Up to 4,500 SF Outparcel Building available for Lease
- Area Retailers and Restaurants: Walmart Neighborhood Market, Publix, Rowe's IGA, Walgreens, Eckerd's, Panera Bread, First Watch, Starbucks, Dunkin Donuts, Chipotle, Tijuana Flats, Fifth Element, Whataburger, Pizza Hut, Auto Zone and Advance Auto Parts.

Contact Randy Bancroft
Commercial Property One, Inc.
Licensed Real Estate Broker
Office phone 904-638-5848
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Email rbancroft@commercialpropertyone.com

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

For Lease: Baymeadows Place

BAYMEADOWS PLACE



Unit #	Suite #	Tenant Name	Sq. Ft.
A/B	1/2	Medusa	3,451
C	3	Available	1,808.5
D-E	4/5	La Tienda Hispana	2,813
F	6	Avencina Medical	1,220
G	7	Dance Studio	1,200
H & I	8 & 9	5th Element	2,400
J/K	10/11	5th Element	2,420
L/P	12/15	Patel Brothers of Jacksonville	8,604
Q	16	Patel Brothers of Jacksonville	1,220
R	17	Patel Brothers of Jacksonville	1,200
S	18	Meat Bazar	1,200
T	19	Zorro Financial	1,200
U	20	Kwality Ice Cream Shop	1,200
V/X	21/23	Athenian Owl	3,462
Y	24	Vafa Shakibaei	1,280
Z	25	The Smoke Shop	2,483
AA	26	Patel Brothers	2,068
Total Square Footage			39,230

Commercial Property One, Inc.

Contact Randy Bancroft
 Commercial Property One, Inc.
 Licensed Real Estate Broker
 9526 Argyle Forest Blvd, Suite B2 #329
 Jacksonville, FL 32222

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Baymeadows Place -Aerial



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For Lease Baymeadows Place Out-parcel-Up to 4,500 SF



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Demographic Summary Report

Baymeadows Place Shopping Center

9551 Baymeadows Rd, Jacksonville, FL 32256

Building Type: **General Retail**
 Secondary: -
 GLA: **39,230 SF**
 Year Built: **1984**

Total Available: **1,809 SF**
 % Leased: **95.39%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	16,604	77,612	180,862
2023 Estimate	15,657	73,200	172,102
2010 Census	12,021	56,304	142,015
Growth 2023 - 2028	6.05%	6.03%	5.09%
Growth 2010 - 2023	30.25%	30.01%	21.19%
2023 Population by Hispanic Origin	2,830	10,589	26,137
2023 Population	15,657	73,200	172,102
White	9,864 63.00%	48,988 66.92%	123,409 71.71%
Black	3,400 21.72%	12,278 16.77%	26,731 15.53%
Am. Indian & Alaskan	98 0.63%	346 0.47%	823 0.48%
Asian	1,620 10.35%	8,837 12.07%	15,227 8.85%
Hawaiian & Pacific Island	7 0.04%	68 0.09%	180 0.10%
Other	668 4.27%	2,683 3.67%	5,731 3.33%
U.S. Armed Forces	138	522	1,139
Households			
2028 Projection	8,607	36,643	78,358
2023 Estimate	8,087	34,453	74,364
2010 Census	6,071	26,010	60,543
Growth 2023 - 2028	6.43%	6.36%	5.37%
Growth 2010 - 2023	33.21%	32.46%	22.83%
Owner Occupied	1,920 23.74%	14,911 43.28%	39,034 52.49%
Renter Occupied	6,167 76.26%	19,542 56.72%	35,330 47.51%
2023 Households by HH Income	8,087	34,451	74,364
Income: <\$25,000	1,071 13.24%	4,066 11.80%	10,560 14.20%
Income: \$25,000 - \$50,000	2,496 30.86%	8,107 23.53%	16,786 22.57%
Income: \$50,000 - \$75,000	1,869 23.11%	7,638 22.17%	14,776 19.87%
Income: \$75,000 - \$100,000	1,442 17.83%	5,448 15.81%	11,362 15.28%
Income: \$100,000 - \$125,000	329 4.07%	2,904 8.43%	7,089 9.53%
Income: \$125,000 - \$150,000	274 3.39%	1,756 5.10%	3,844 5.17%
Income: \$150,000 - \$200,000	407 5.03%	2,158 6.26%	5,043 6.78%
Income: \$200,000+	199 2.46%	2,374 6.89%	4,904 6.59%
2023 Avg Household Income	\$69,017	\$86,980	\$86,393
2023 Med Household Income	\$54,746	\$65,338	\$65,953