



FOR LEASE

# CENTURION SQUARE

8380-8386 BAYMEADOWS ROAD  
JACKSONVILLE, FLORIDA 32256





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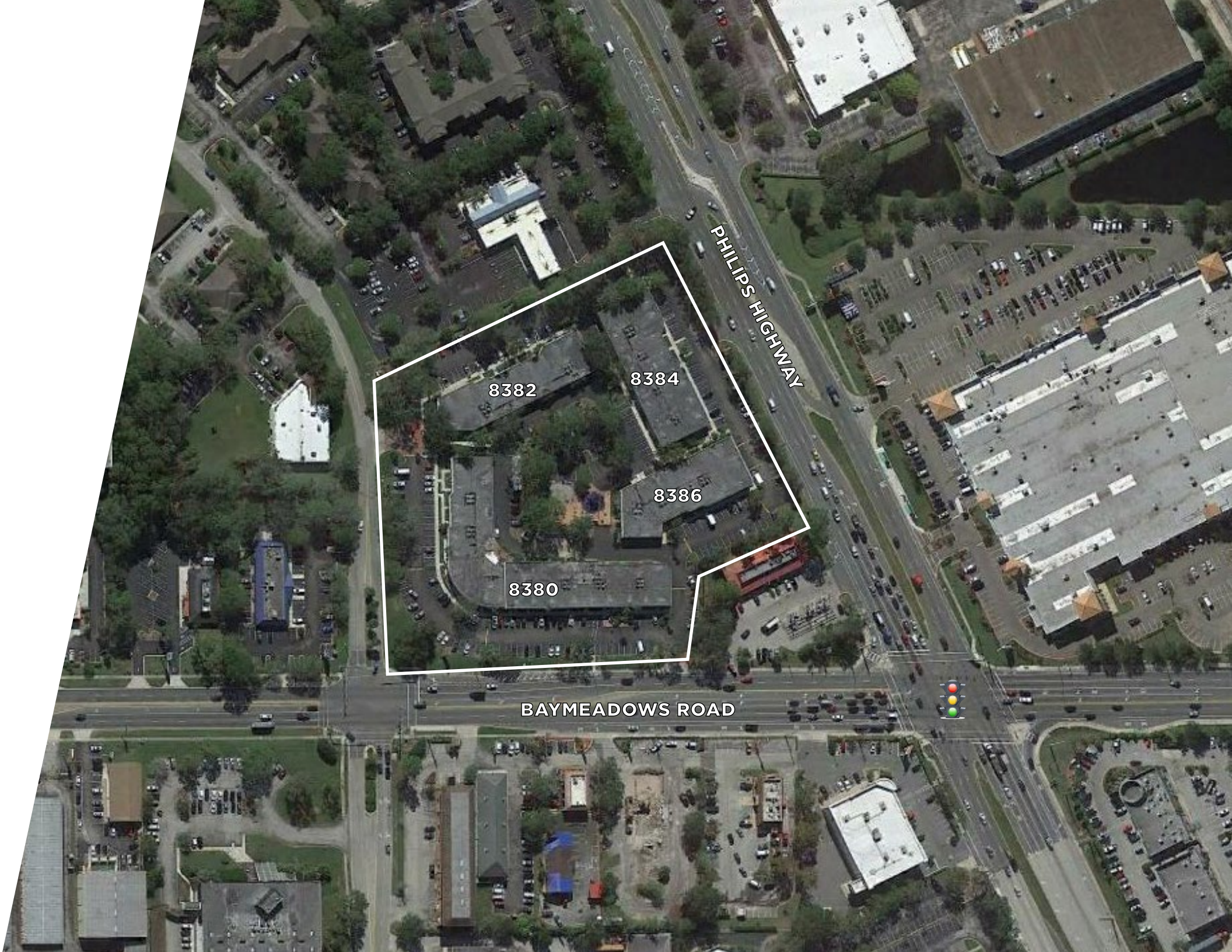


## BUILDING AMENITIES

- 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

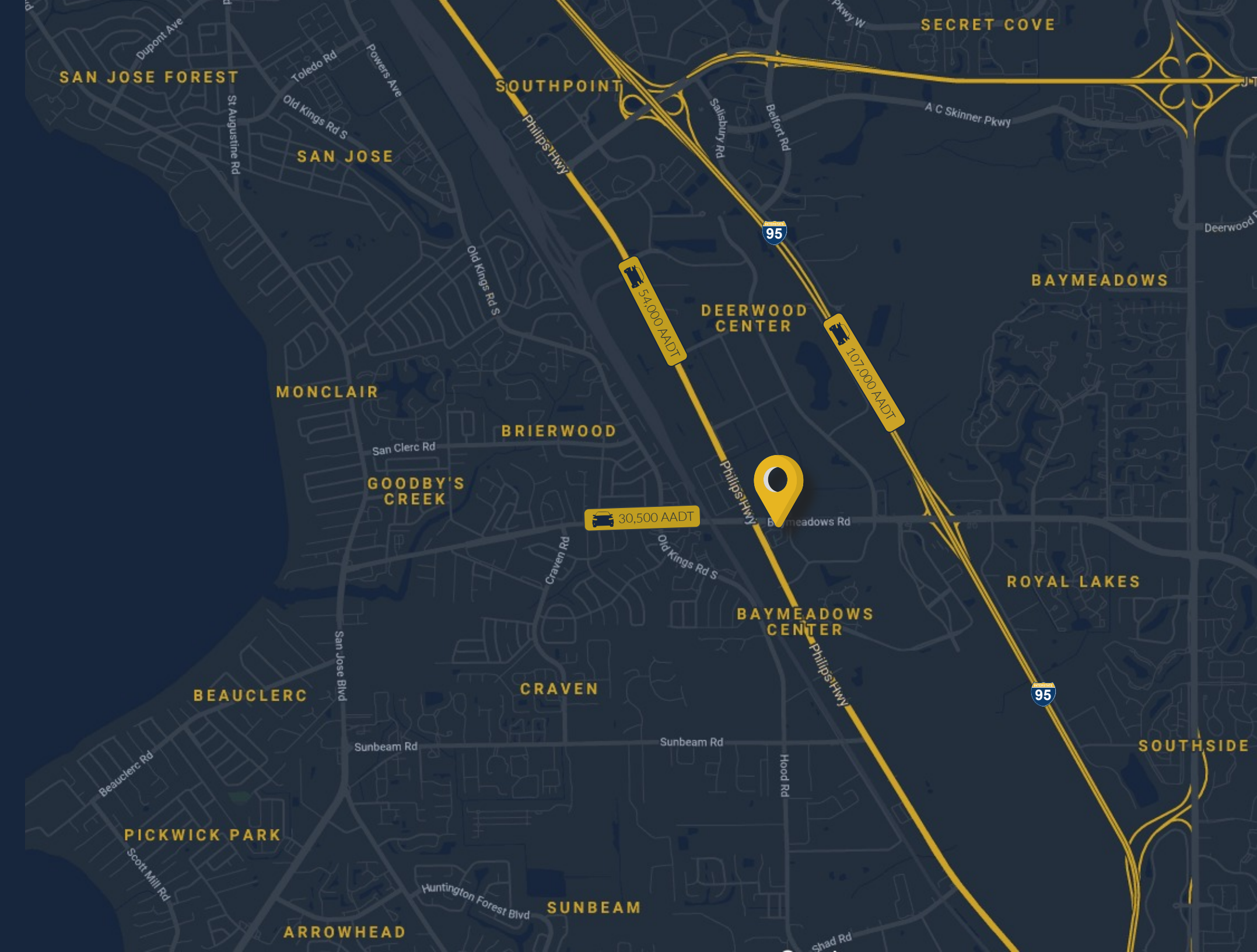
**TOTAL SQ. FT.** 72,664 SF

**TOTAL AVAILABLE** ± 1,375-4,124 SF

**LEASE RATE** NEGOTIABLE

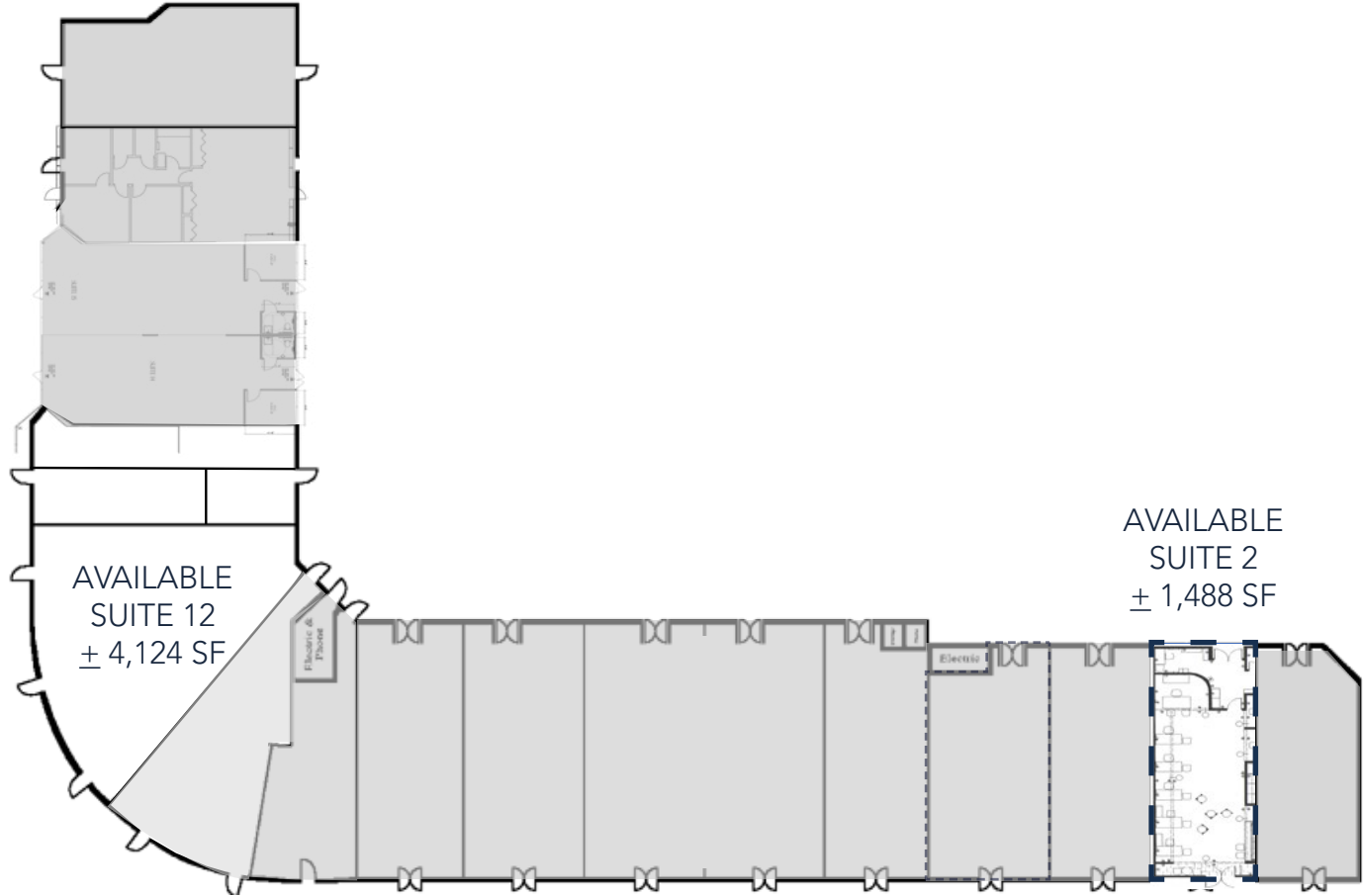
**ZONING** CCG-2

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



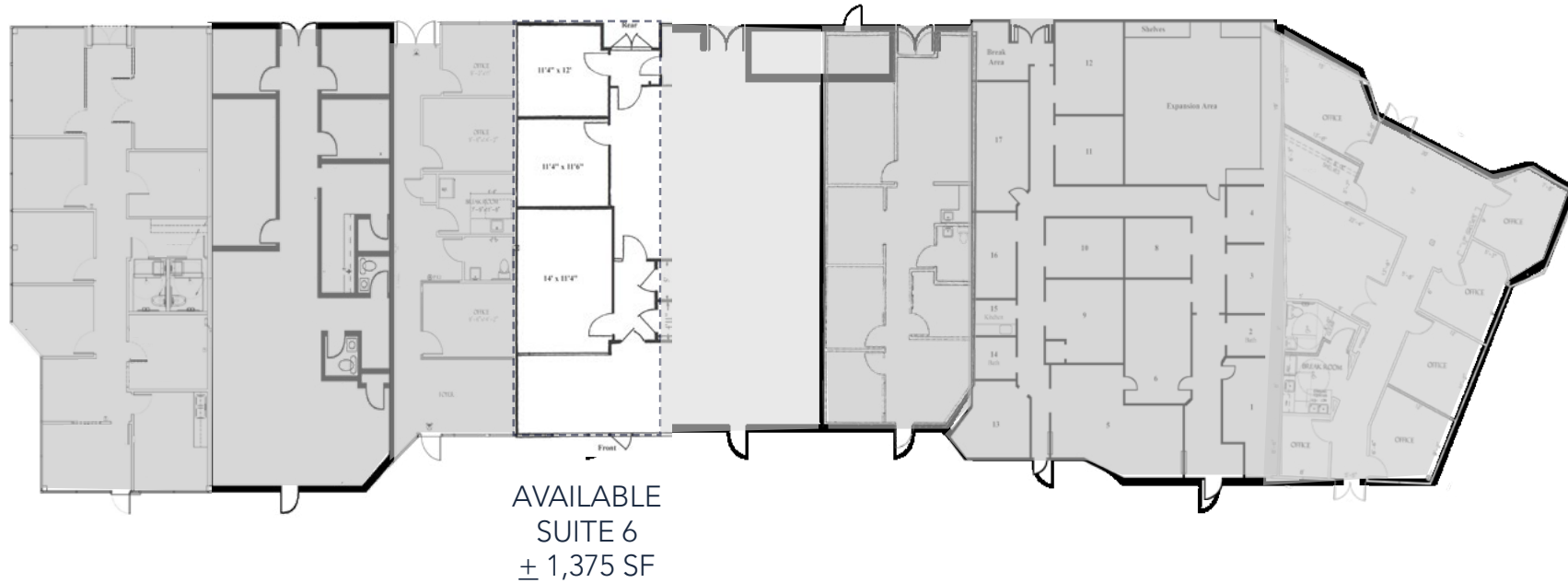
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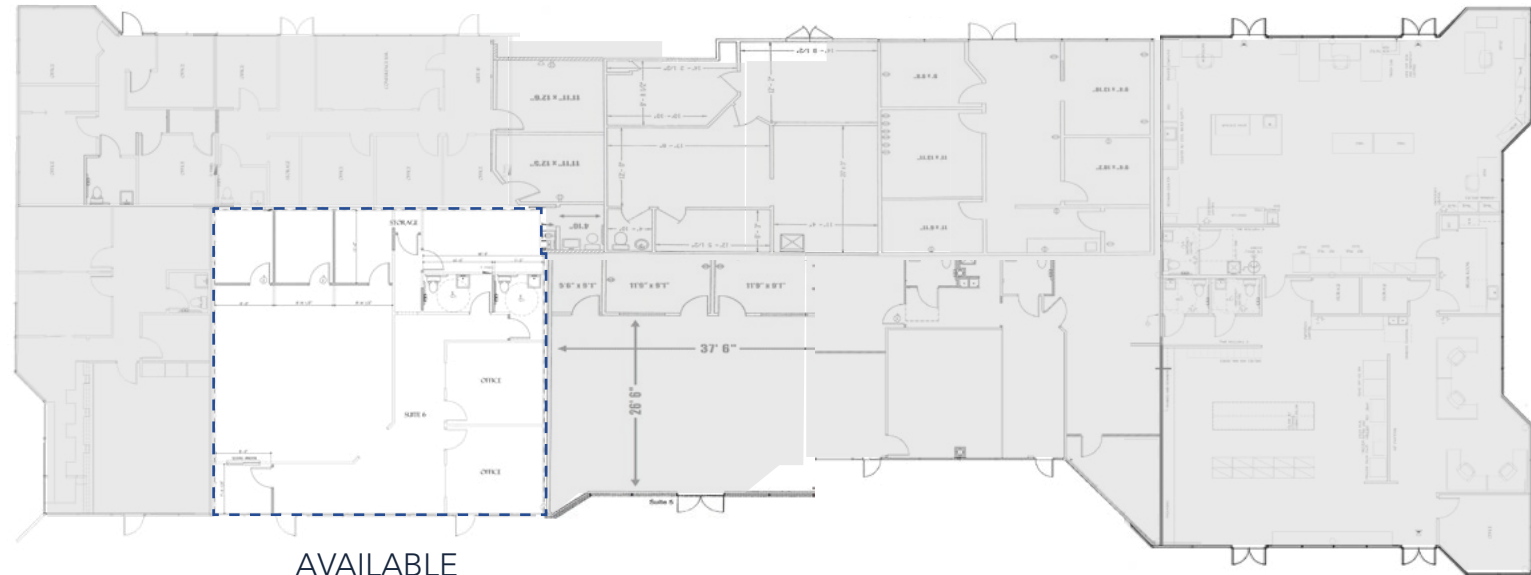
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8382 BAYMEADOWS ROAD • JACKSONVILLE, FL 32256



# CENTURION SQUARE

8384 BAYMEADOWS ROAD • JACKSONVILLE, FL 32256



AVAILABLE  
SUITE 4  
± 2,352 SF

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**John Hodges, Director of Real Estate Services**

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