

# DEERWOOD VILLAGE MALL

# FOR LEASE

9834-9978 BAYMEADOWS RD., JACKSONVILLE, FL 32256



## LOCATION DESCRIPTION

Located off Southside Blvd. and situated behind Publix and CVS and across from Florida State College.

## PROPERTY HIGHLIGHTS

- Signalized intersection and easily accessible from both the north and the south sides of the property.
- Co-tenants: GNC, Dunkin Donuts, UPS, Greenberg Dental, Great Clips, Wingstop, Scramblers, and more!
- Traffic Counts: Southside Blvd.: 54,000 AADT; Baymeadows Rd.: 24,500 AADT



	1 MILE	3 MILES	5 MILES
2023 Total Population	15,535	71,707	171,758
2023 Daytime Population	12,414	114,173	237,615
2023 Total Households	7,771	33,462	74,270
2023 Avg HH Income	\$78,096	\$99,804	\$95,449



**STEPHANIE MCCULLOUGH**

stephanie.mccullough@tscg.com  
904.565.2635

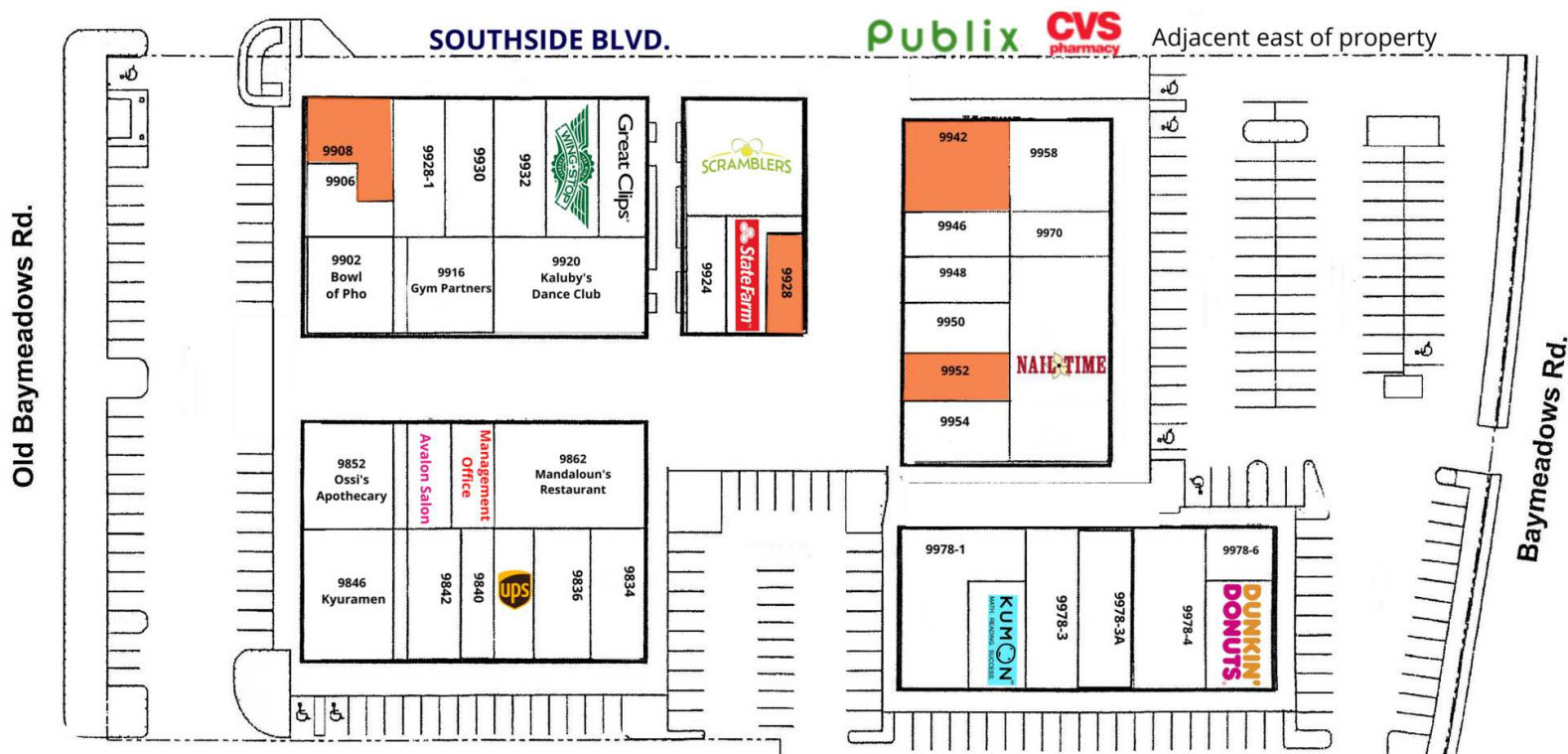
**KELLY PULIGNANO**

kelly.pulignano@tscg.com  
904.565.2635

# DEERWOOD VILLAGE MALL

9834-9978 BAYMEADOWS RD., JACKSONVILLE, FL 32256

# FOR LEASE



SUITE	TENANT NAME	SPACE SIZE
9834	Coffee Grinder	1,440 SF
9836	Quick Chinese	1,231 SF
9838	The UPS Store	1,200 SF
9840	Straight Razor	940 SF
9842	The Cigar Shop	1,774 SF
9846	Kyuramen	3,500 SF
9852	Ossi's Apothecary	2,000 SF
9856	Avalon Salon	1,000 SF
9858	Management Office	1,250 SF
9862	Mandaloun's Rest.	3,250 SF
9902	Bowl of Pho	2,800 SF
9906	Yakety Yak	986 SF
9908	Available	1,714 SF
9916	Gym Partners	2,250 SF

SUITE	TENANT NAME	SPACE SIZE
9920	Kaluby's Dance Club	3,250 SF
9924	Deerwood Tailoring	1,100 SF
9926	State Farm	1,500 SF
9928	Available	700 SF
9928-1	Anjos Liquors	1,192 SF
9930	Open Sushi	1,700 SF
9932	Moge Tee	1,187 SF
9934	Wingstop	1,500 SF
9936	Great Clips	1,187 SF
9940	Scramblers	3,300 SF
9942	Available	2,250 SF
9946	Fine European Clocks	1,250 SF
9948	Mirela's Hair Salon	1,000 SF

SUITE	TENANT NAME	SPACE SIZE
9950	Tan and Glam	1,200 SF
9952	Available	1,200 SF
9954	10,000 Cell Phones	1,100 SF
9958	Deerwood Animal	2,015 SF
9970	GNC	1,250 SF
9972	Nail Time	4,436 SF
9978-1	Greenberg Dental	3,377 SF
9978-2	Kumon Center	1,322 SF
9978-3	Games Workshop	1,275 SF
9978-3A	Shearer's Eyecare	3,210 SF
9978-4	Indian Grocer	2,470 SF
9978-5	Dunkin' Donuts	1,712 SF
9978-6	Citiwide Financial	770 SF



**STEPHANIE MCCULLOUGH**

stephanie.mccullough@tscg.com

904.565.2635

**KELLY PULIGNANO**

kelly.pulignano@tscg.com

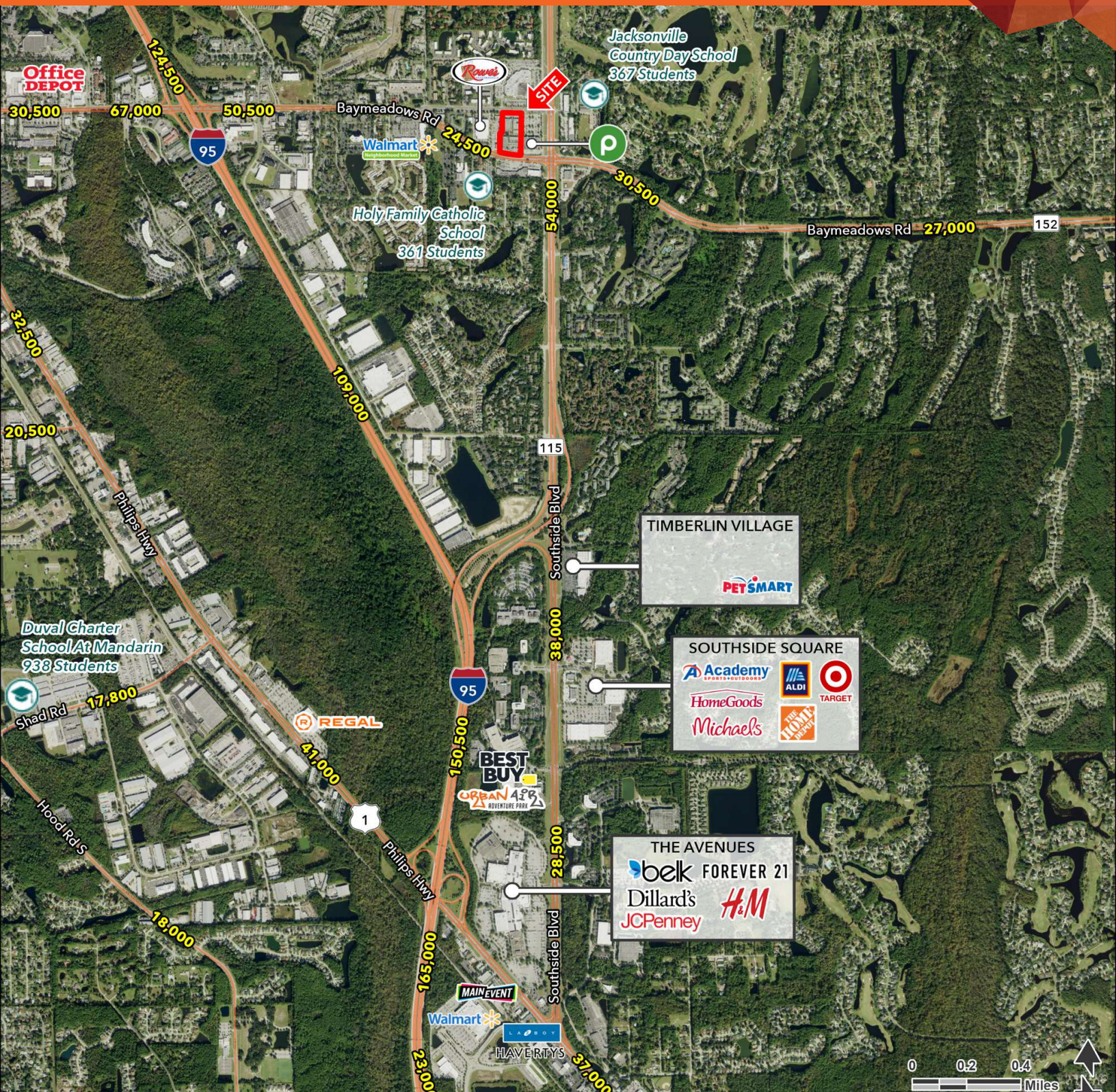
904.565.2635



# DEERWOOD VILLAGE MALL

# FOR LEASE

9834-9978 BAYMEADOWS RD., JACKSONVILLE, FL 32256



**STEPHANIE MCCULLOUGH**

stephanie.mccullough@tscg.com  
904.565.2635

**KELLY PULIGNANO**

kelly.pulignano@tscg.com  
904.565.2635