



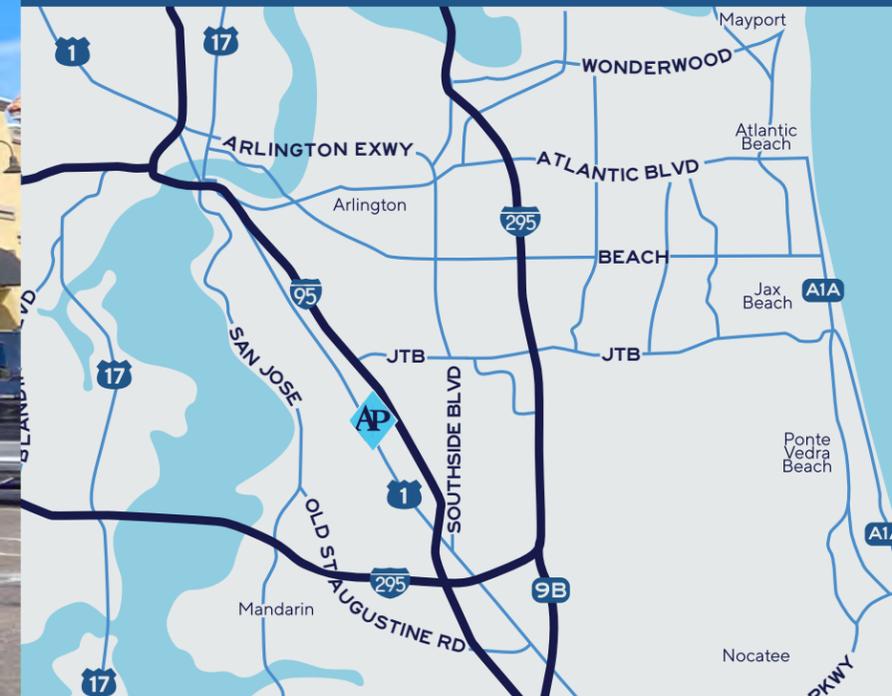
BAYMEADOWS JUNCTION

📍 8206 Philips Hwy | Jacksonville, FL 32256



QUICK FACTS

- ◆ 150,665 sq. ft. community retail center situated in the bustling Southside area
- ◆ High visibility location at the intersection of Philips Highway and Baymeadows Road
- ◆ Close proximity to business parks and consumer service providers, making it a prime shopping destination



904.992.9000 ◆ leasing@ashproperties.com

BAYMEADOWS JUNCTION

8206 Philips Hwy | Jacksonville, FL 32256



CATALUNA

CHUZE
FITNESS

Available
Unit 6-7

Available
Unit 8

LOWE'S

Al's
PIZZA

SCANDESIGN

BAYMEADOWS RD

Available
Unit 24

PHILIPS HWY
ADT 26,500

BAYMEADOWS JUNCTION

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BUSINESS CENTER

- Ascension Urgent Care
- Availity
- Deutsche Bank
- Dun & Bradstreet
- Fed. Bureau of Investigation
- McKesson Medical

MEDICAL CENTER

Ascension St. Vincent

MEDICAL CENTER

- Borland Groover
- Healogics
- Jacksonville Surgery Cntr
- First Coast Cardiovascular
- Northwell Health
- Reflections Wound Care
- Terk Oncology
- Wounded Warrior Project

BUSINESS CENTER

the UFHealth UNIVERSITY OF FLORIDA HEALTH

- Full Source
- Johnson & Johnson
- Nemours Foundation
- NY Life Insurance
- OneBlood
- Paycor
- TOTE Maritime
- Vistakon

BUSINESS CENTER

- GE Aviation
- Summit Conctracting

ST. JOHNS TOWN CENTER

COSTCO WHOLESALE, NORDSTROM, TOPGOLF, STARBUCKS, TARGET, DICK'S

- ALDI
- Barnes & Noble
- Best Buy
- Cheesecake Factory
- Chipotle
- Coach
- CVS
- Dillard's
- DSW
- Five Below
- Hobby Lobby
- Marshall's
- Old Navy
- Panera
- PGA Superstore
- PF Changs
- Pottery Barn
- REI
- RH
- Ross
- Seasons 52
- Sephora
- Sprouts
- Sugar Factory
- The Capital Grille
- Tommy Bahama
- Tory Burch
- Total Wine
- True Food Kitchen
- Ulta
- Victoria's Secret
- Zaxby's

McDonald's, WHATABURGER, Starbucks, Chick-fil-A, Dunkin', Waffle House, Zaxby's, Newk's, Smoothie King, Sonic, Cracker Barrel

Lowe's, BJ's, Al's Pizzeria, Winn-Dixie, planet fitness

Walgreens, Stonewood, UPS

COMING SOON, THE HOME DEPOT, ACE Hardware, Starbucks, BIG LOTS!

BAYMEADOWS JUNCTION

BUSINESS CENTER

Southeastern Grociers HQ

Walmart

Panera BREAD, metro diner

Walgreens, WHATABURGER

Annual Avg. Daily Traffic

DEMOGRAPHICS BY RADIUS

	1 mile	3 miles	5 miles
Population	5,470	80,161	189,760
Daytime Population	19,901	134,841	291,189
Households	2,317	37,275	83,751
Average HH Income	\$77,051	\$85,002	\$93,577

NEARBY BUSINESS, RETAIL AND RESIDENTIAL

Business & Medical Centers

Abundant nearby business & medical centers contribute to a huge daytime population in the immediate area

Shopping

Baymeadows Junction is situated across the street from Lowe's and BJ's and half a mile from Winn Dixie and Planet Fitness. Just over 3 miles from the St. Johns Town Center

Industry & Consumer Services

Philips Highway is home to dozens of supply centers and consumer service providers, bringing employment and traffic to the area

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SUITE	TENANT	SF
1-5	Chuze Fitness	31,103
6-7	Available	12,600
8	Available	1,800
9-17	Scan Designs	36,900
18-19	Jaffe Rug Gallery	6,000
20	Paradise Grills Direct	3,132
21	Steven Bateh Dental	3,000
22-23	Rhythm Factory	6,060
24	Available	1,600
25	Maa Kitchen	5,200
26	Bella & Me Nails	1,040
27	Limitless VR	5,156
28	Coffee Shop	1,650
29	La Nopalera	3,300
30	Dry Clean Kingdom	3,300
31	Sake Sushi	2,432
32-35	Billiards	14,300
36-37	Florida Lottery	6,600
38-39	Cataluna Tapas	5,500



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