



KIN PROPERTIES

8653 Baymeadows Rd Jacksonville, FL 32256

JACKSONVILLE, FL | RETAIL PROPERTY

FOR SALE | 26,750 SF

\$2,420,000



PROPERTY DESCRIPTION

Positioned along one of Jacksonville's most active commercial corridors, offering strong visibility and convenient access to I-95 and I-295

PROPERTY HIGHLIGHTS

- Major office and employment centers
- Prime Baymeadows Road frontage with strong daily traffic exposure
- Surrounded by dense residential, office and retail

OFFERING SUMMARY

Available Size:	26,750 SF
Lot Size:	2.44 Acres
Tax Rate:	\$1.40
Sale Price:	\$2,420,000
Cap Rate:	7.5%

BETH CALAY

561.620.9200 x121

bcalay@kinproperties.com



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KINPROPERTIES.COM | 888.546.7767 | 185 NW SPANISH RIVER BLVD, SUITE 100 | BOCA RATON, FL 33431

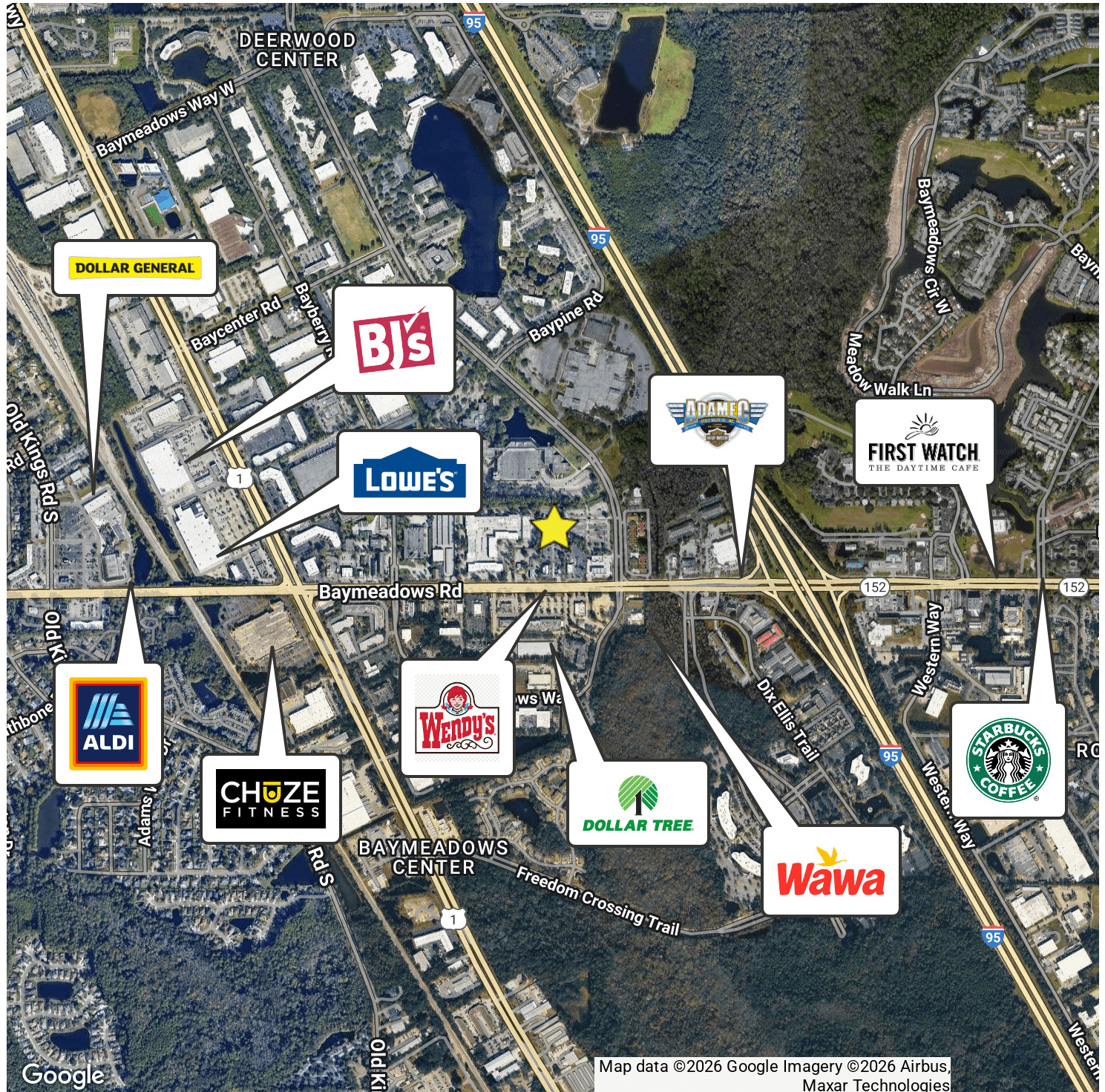


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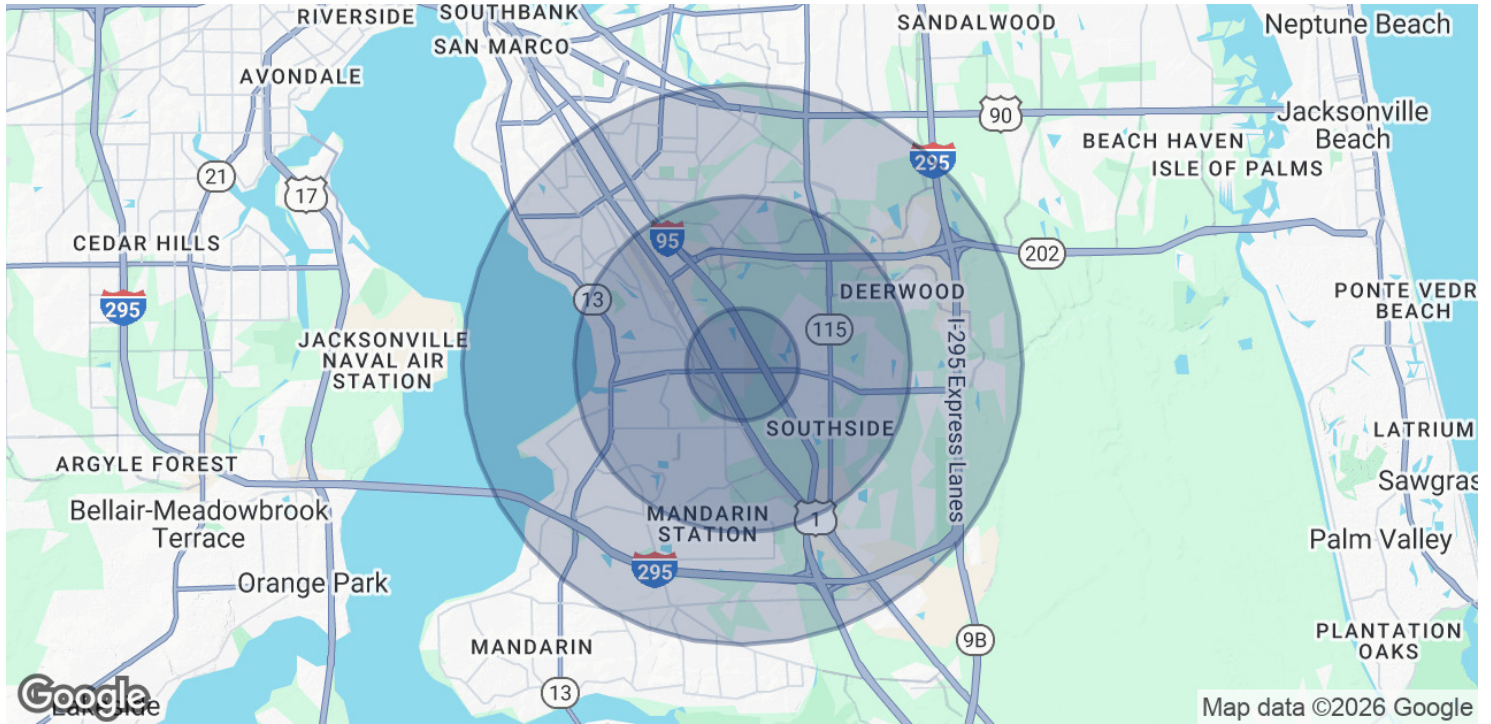
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,336	79,889	195,693
Average Age	37	40	41
Average Age (Male)	36	38	39
Average Age (Female)	39	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,573	35,874	85,003
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$77,389	\$95,785	\$98,637
Average House Value	\$225,679	\$330,192	\$341,627

Demographics data derived from AlphaMap

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