



Brierwood Village Plaza

8661-8775 Old Kings Road South
Jacksonville, Florida 32217

Property Highlights

- Grocery anchored shopping center with conversion to Aldi in the near future.
- Diverse tenant mix from a variety of industries, many of which are resistant to the pressures of online shopping, including grocery and fitness uses.
- Junior box end cap space with grade level door.
- Open floor plan with 16 foot clear height to drop ceiling.

Location Overview

Located on the corner of Baymeadows Road (40,260 AADT) and Old Kings Road (15,500 AADT), the Property's fortress location allows it to be the only major grocery anchored shopping center in a two mile radius. Located a quarter mile from US-1, and a mile from Interstate 95, Baymeadows Road is one of the only arterial roads to connect San Jose Boulevard to Jacksonville's Southside.

Offering Summary

Lease Rate:	\$7.95 SF/yr (NNN)
Building Size:	125,857 SF
Available SF:	24,450 SF
Lot Size:	13.78 Acres
Traffic Count:	40,260 on Baymeadows & 15,500 on Old Kings Road

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	3,442	36,392	85,569
Total Population	8,178	82,124	198,266
Average HH Income	\$92,942	\$94,552	\$96,909

For More Information



Austin Kay

Vice President, Retail Specialist
O: 904 493 4495 | C: 904 386 4881
ak@naihallmark.com

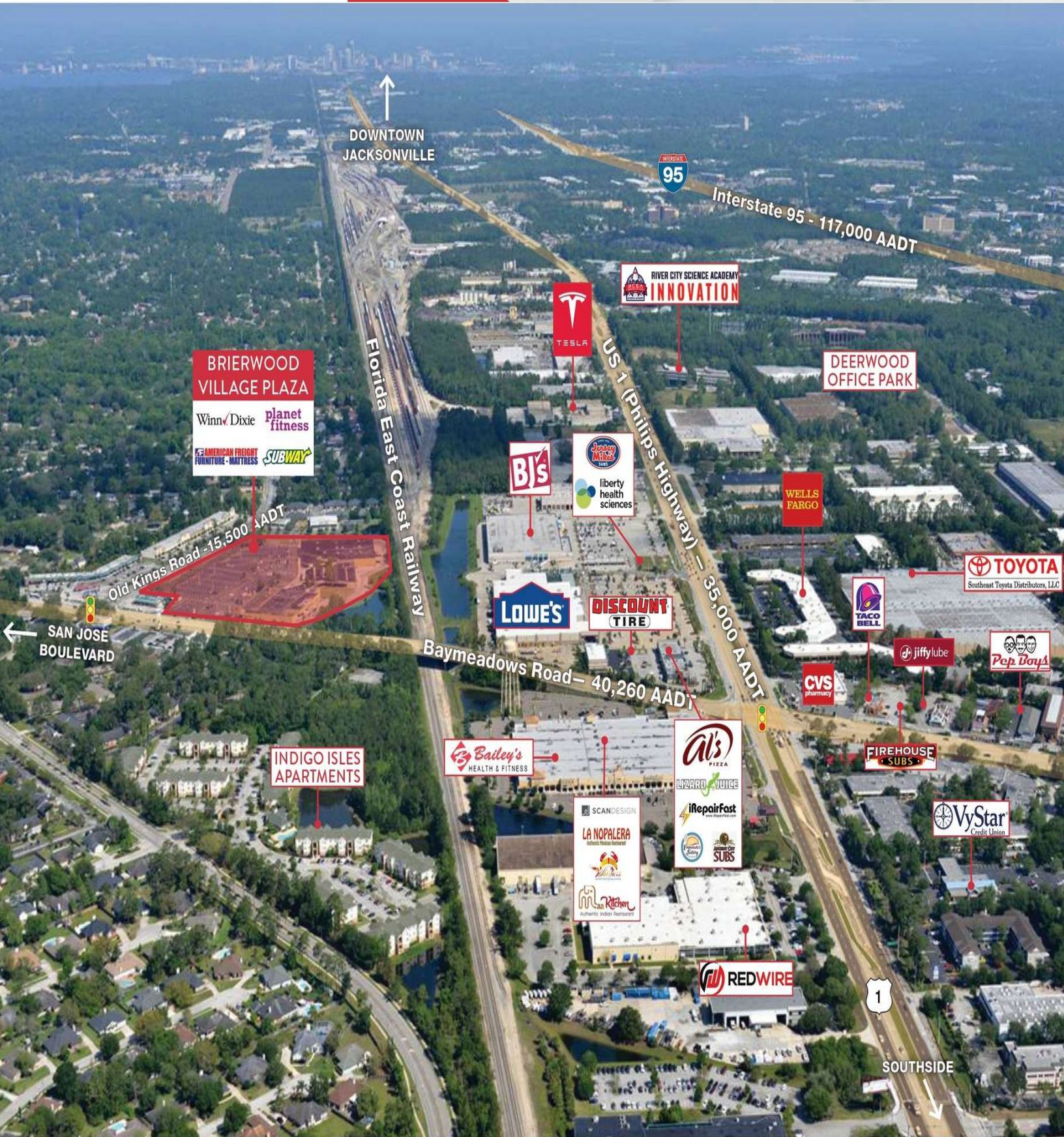


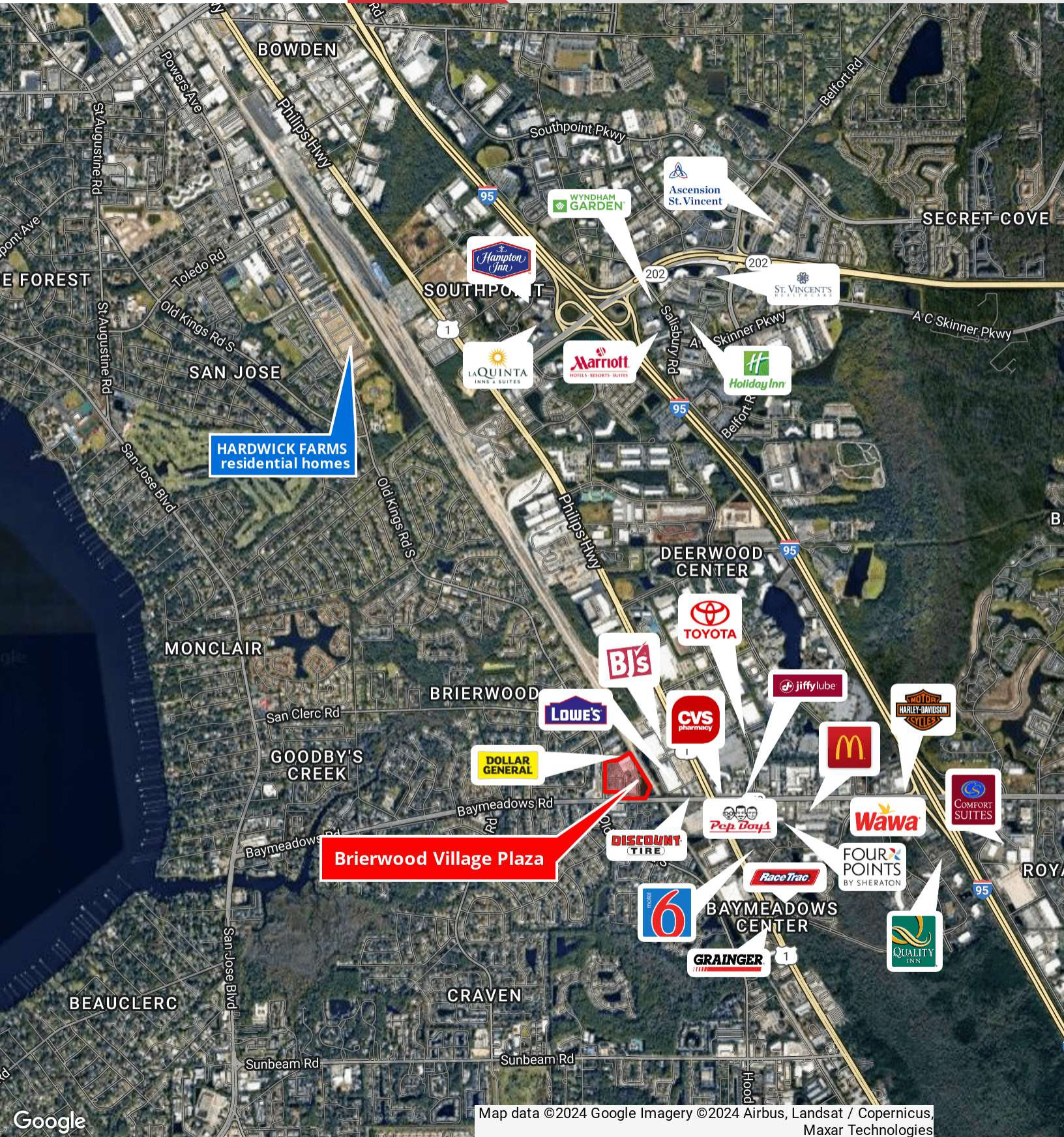
Available Spaces

Suite	Tenant	Size	Type	Rate
8661-2	Available	24,450 SF	NNN	\$7.95 SF/yr

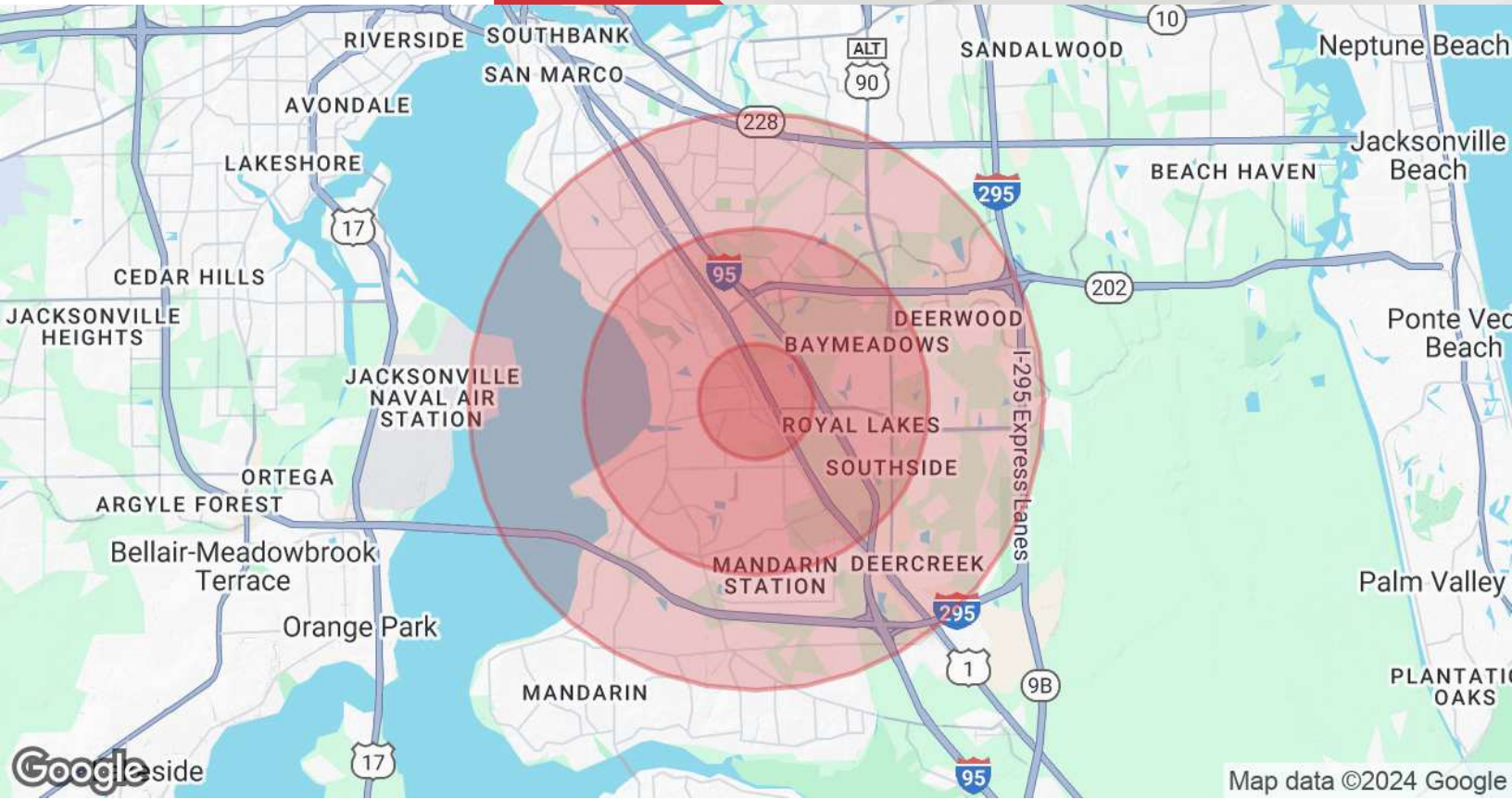








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Map data ©2024 Google

Population

1 Mile

3 Miles

5 Miles

Total Population	8,178	82,124	198,266
Average Age	42	40	41
Average Age (Male)	40	39	39
Average Age (Female)	43	42	42

Households & Income

1 Mile

3 Miles

5 Miles

Total Households	3,442	36,392	85,569
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$92,942	\$94,552	\$96,909
Average House Value	\$307,421	\$317,688	\$337,579

Demographics data derived from AlphaMap