



Accelerating success.

FSCJ Florida State College at Jacksonville

Old Baymeadows Road

WELLS FARGO

JAX Federal Credit Union

Rowe's

boostmobile

SUBWAY

Great Clips

SCRAMBLERS

GNC

FLORIDA FLATS

DUNKIN' DONUTS

CVS pharmacy



Baymeadows Road | AADT: 23,500

Southside Blvd | AADT: 52,000

For Lease

Lease Rate:

\$25.00/SF and \$6.07/SF NNN

Suite 4: 895± SF

Suite 6: 886± SF

Suite 10: 1,270± SF

Contact us:

Jason K. Hinson

Senior Associate
+1 904 861 1106
jason.hinson@colliers.com

Colliers

76 S Laura Street, Suite 1500
Jacksonville, FL 32202
P: +1 904 358 1206
colliers.com/jacksonville

Deerwood Marketplace Retail Center

9865 Baymeadows Road | Jacksonville, FL 32256

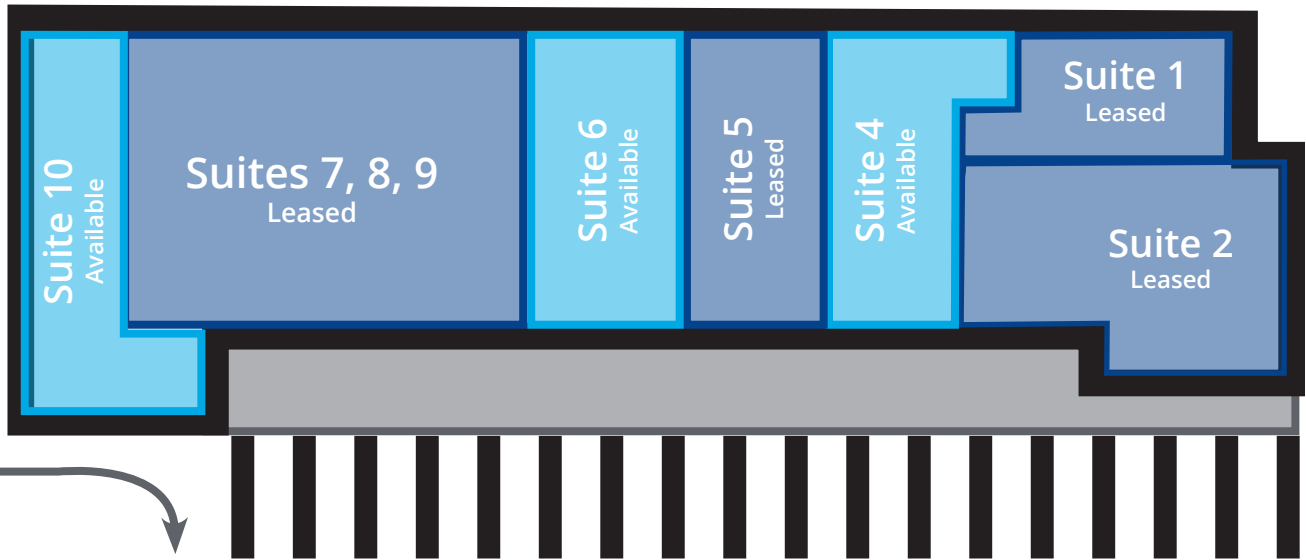
Property Highlights

Located in the heart of the Baymeadows/Deerwood Retail Submarket of Jacksonville. Anchored by the newly renovated 57,000 SF Rowe's IGA Grocer and adjacent to the Deerwood Publix Supermarket. Positioned just north of The Avenues Mall, south of Tinseltown.

- **8,300± SF Multi-tenant retail center**
- Excellent visibility facing heavily trafficked Baymeadows Road
- Quick & easy ingress/egress into the subject property
- Full storefront glass windows
- Signage above subject space and possible pylon signage on Old Baymeadows Road
- Newly paved & striped parking lot, newly painted facade, etc.
- Existing Center tenant-mix: Rowe's IGA, Honest Indian Restaurant, Total Wireless by Verizon, Brow Queen Tolou, etc.
- Surrounding tenant-mix: Publix, Panda Express, Dunkin, Walmart Grocer, FSCJ Campus, Jimmy Johns, Panera Bread, Starbucks, CVS, Scramblers, etc.

Property Overview

Deerwood Marketplace



Availabilities

Suite	Size	Tenant
Anchor	57,000± SF	Rowe's Supermarket
1	883± SF	A Star Barbers - Shaves and Haircuts
2	896± SF	Total Wireless by Verizon
4	895± SF	Available (former childcare training center)
5	870± SF	Brow Queen Tolou
6	886± SF	Available
7-9	2,610± SF	Honest Indian Restaurant
10	1,270± SF	Available (w/ drive up lane)

Property Photos

Building Details

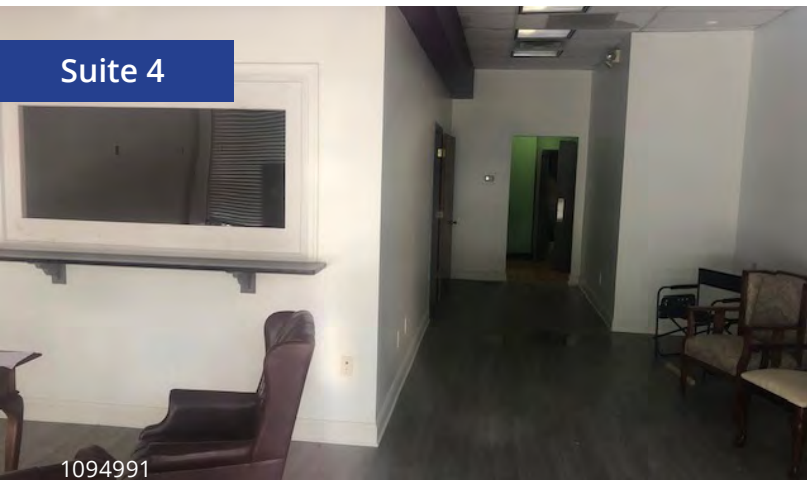
- Zoned: Commercial (PUD)
- Year Built: 1987



Suite 10



Suite 4

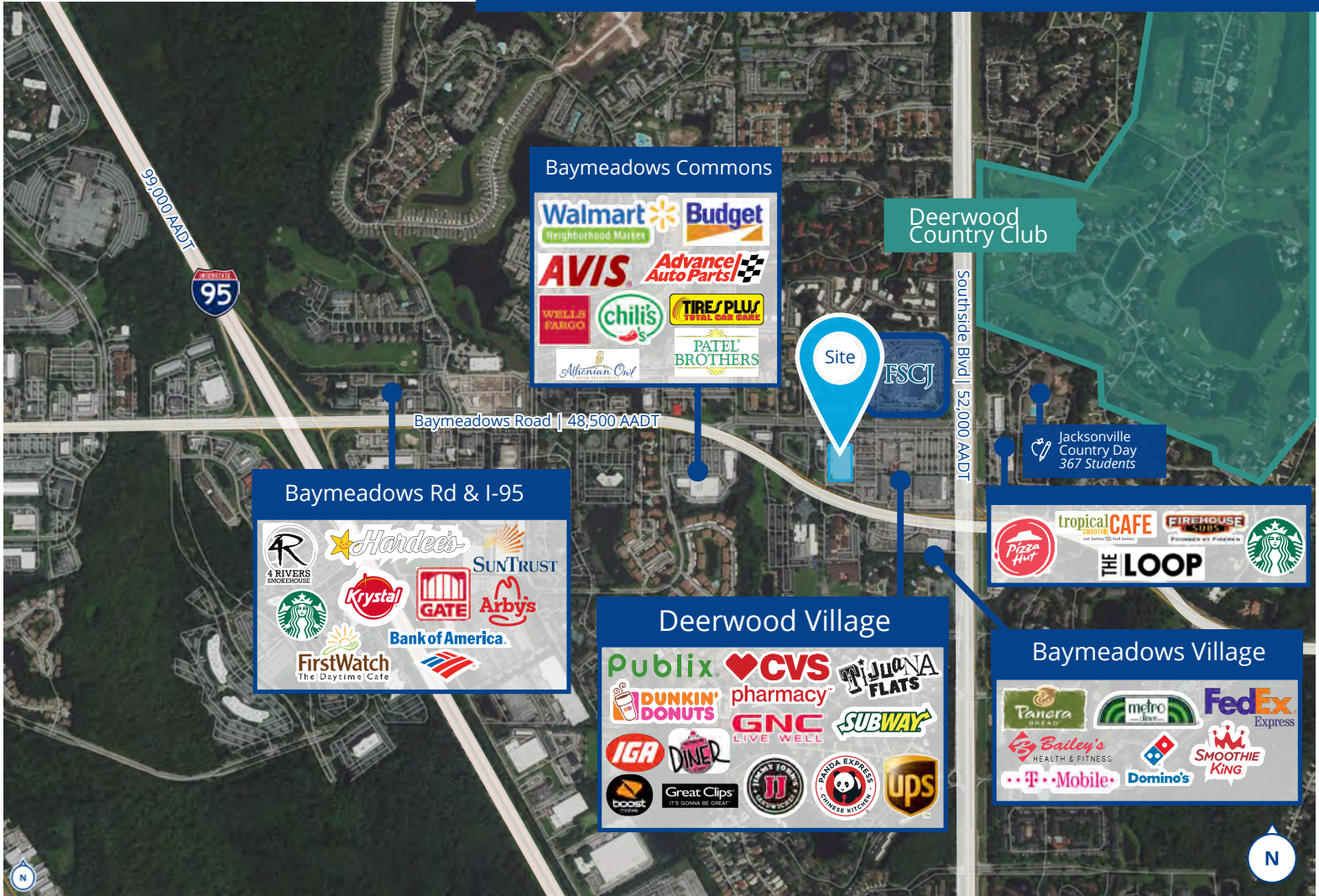


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Suite 6

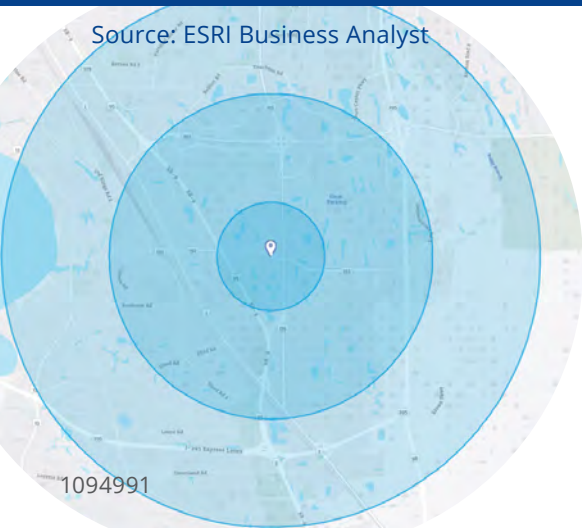


Location & Access



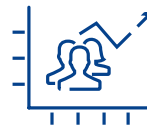
Area Demographics | 5 mi.

Source: ESRI Business Analyst



2023 Estimated Population

173,909



2028 Projected Population

179,045



2023 Est. Avg. Household Income

\$95,210



2028 Proj. Avg. Household Income

\$109,522

9865 Baymeadows Road | Available for Lease



Contact



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