

For Lease

1,470 - 2,940 SF | \$18.75 SF/yr
Retail / Office Space



La Samana Shopping Center

8650 Old Kings Road
Jacksonville, Florida 32217

Property Highlights

- Flexible retail, office & medical suites
- CCG-1 zoning accommodates a variety of commercial uses
- Prime Southside location with quick access to I-95, I-295 & JTB
- Directly across from the newly renovated ALDI
- High-visibility storefront and pylon signage
- Approximately 100 on-site parking spaces

Property Overview

La Samana Shopping Center offers retail, office, and medical leasing opportunities in Jacksonville's established Baymeadows submarket. Located across from the newly renovated ALDI, the property features flexible suite layouts, ample on-site parking, storefront and pylon signage, and convenient access to I-95, I-295, and JTB. CCG-1 zoning supports a wide range of commercial uses, making it an ideal location for retailers, professional offices, medical users, and service-oriented businesses.

Offering Summary

Year Built:	2006
Lot Size:	2.77 Acres
Zoning:	CCG-1
Traffic Count:	16,000 on Old Kings Road S
Parking:	100 surface spaces

Spaces	Lease Rate	Space Size
Unit 17	\$18.75 SF/yr	1,470 - 2,940 SF
Unit 18	\$18.75 SF/yr	1,470 - 2,940 SF

For More Information



Austin Kay

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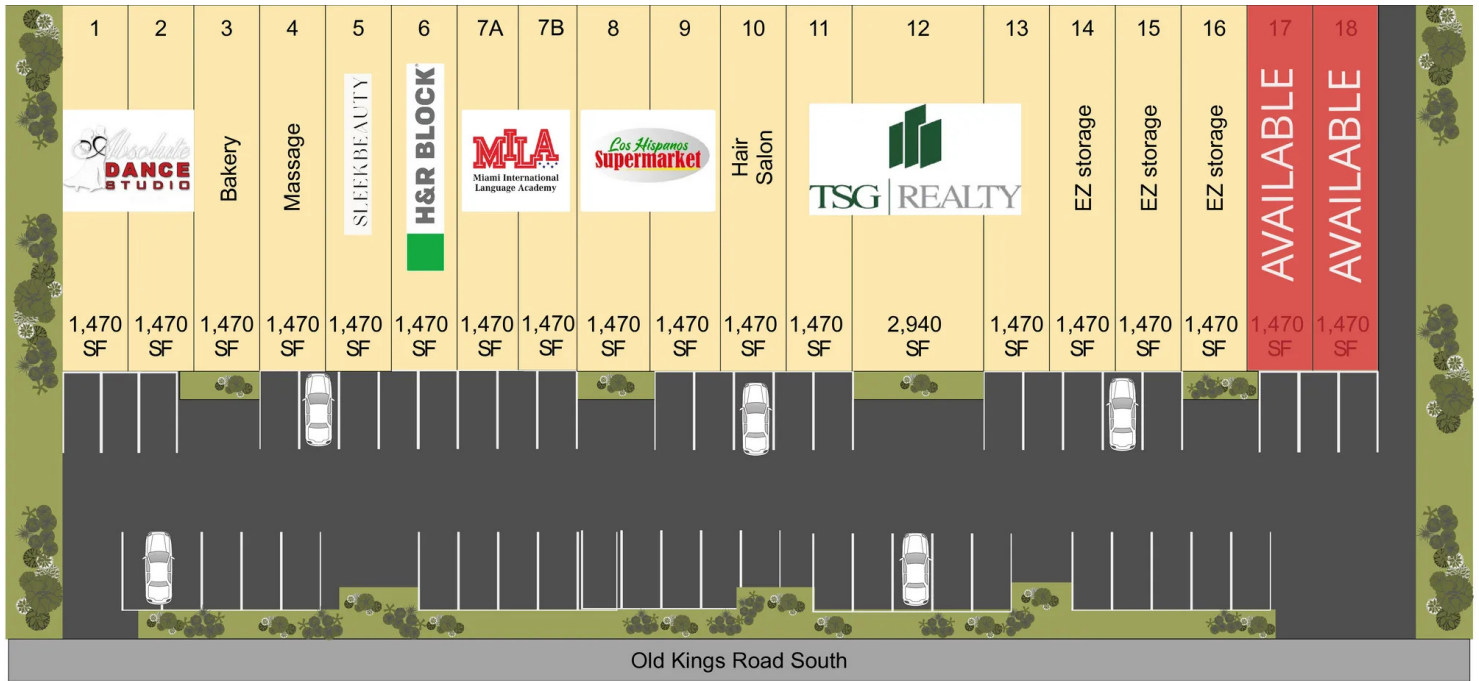
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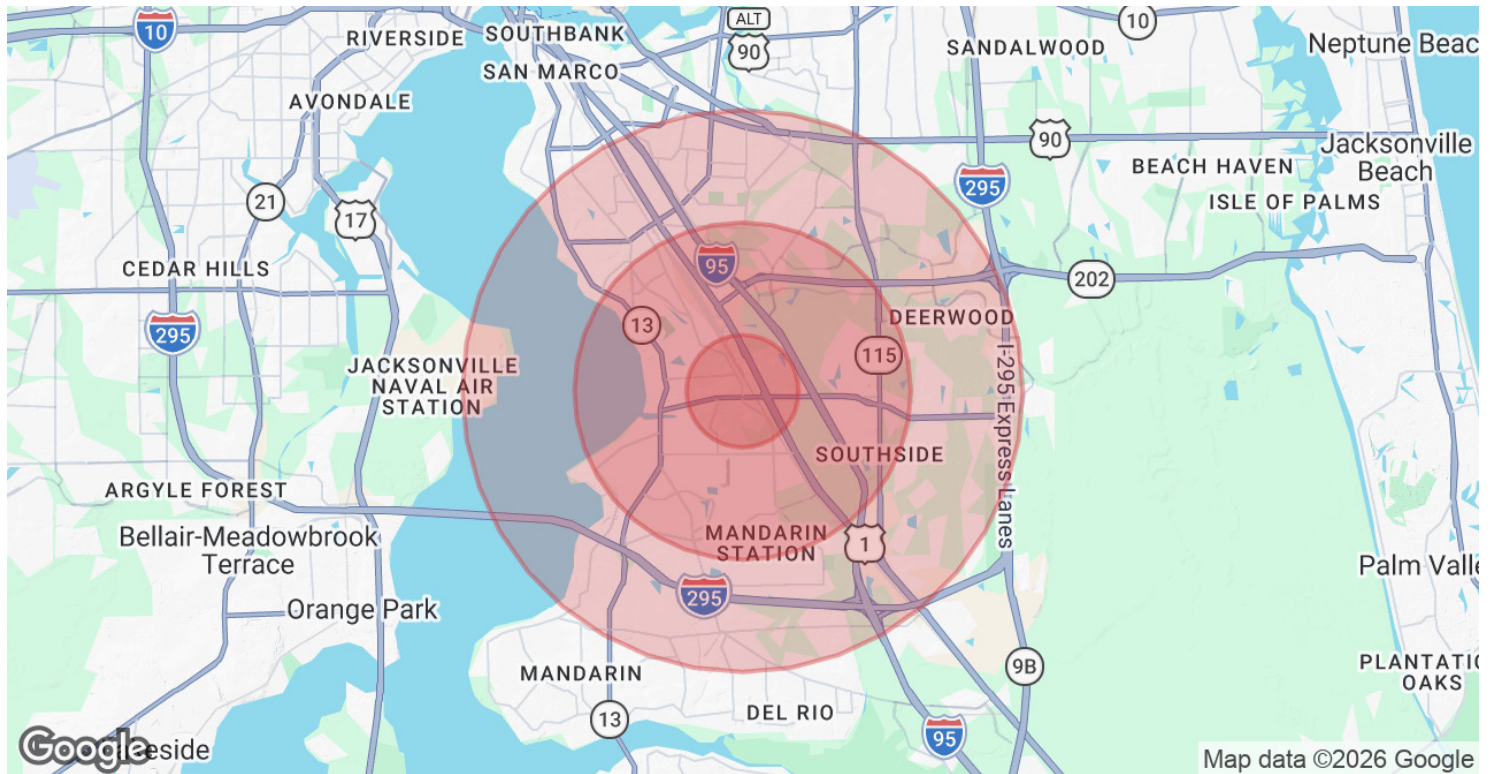
Available Spaces

Suite	Tenant	Size	Type	Rate
Unit 17	Available	1,470 - 2,940 SF	NNN	\$18.75 SF/yr
Unit 18	Available	1,470 - 2,940 SF	NNN	\$18.75 SF/yr

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Population	1 Mile	3 Miles	5 Miles
Total Population	7,068	76,420	179,320
Average Age	39.8	36.8	38.8
Average Age (Male)	36.5	36.1	37.2
Average Age (Female)	42.1	37.2	40.1
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,108	34,201	77,768
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$89,557	\$94,200	\$100,007
Average House Value	\$311,134	\$313,099	\$323,214

2023 American Community Survey (ACS)