

# OCEANWAY PLAZA

12233 SAGO AVENUE WEST, JACKSONVILLE, FL 32218



## PROPERTY HIGHLIGHTS

- Corner location with high visibility
- Ample parking for customers and employees
- Modern and well-maintained building
- Versatile floor plan for flexible layout options
- Close proximity to major transportation routes
- Large storefront windows for showcasing merchandise
- Dedicated signage and branding opportunities
- High traffic area with strong consumer presence
- 13 Minutes from JIA
- Proximity to complementary businesses and amenities

## SPACES

Winn Dixie Anchored Endcap Unit Available

## LEASE RATE

\$17.00 SF/yr

## SPACE SIZE

2,400 SF

**AMANDA HARDY**

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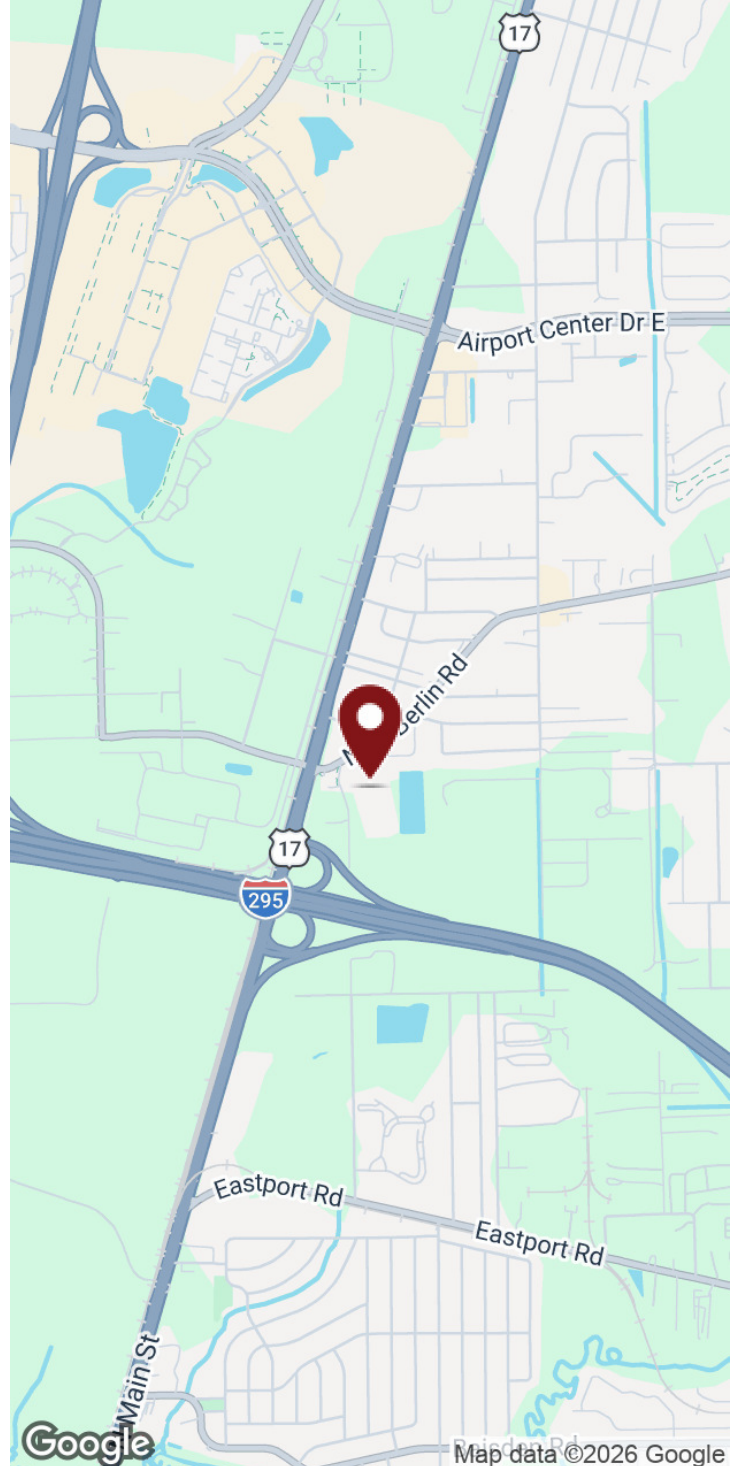
Building Name	Oceanway Plaza
Property Type	Retail
Property Subtype	Strip Center
Building Size	58,026 SF
Lot Size	-

This property offers a flexible leasing opportunity ideal for a variety of commercial users seeking functional space in a growing North Jacksonville submarket. The space is well-suited for office, light industrial, or service-based operations, with a practical layout that supports efficient day-to-day use.

Ownership is open to accommodating tenant needs, with potential for build-out, customization, and negotiated lease terms depending on use and tenant qualifications. The property provides accessible parking and convenient ingress/egress, allowing for smooth operations for both employees and customers.

Located just minutes from I-95 and I-295, tenants benefit from strong regional connectivity, making this an ideal location for businesses requiring easy access to Jacksonville's core markets and surrounding areas.

Competitive lease rates and flexible deal structure make this a strong opportunity for tenants looking to establish or expand their presence in a rapidly growing corridor.



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