



FOR LEASE  
**CENTURION  
SQUARE**

8380-8386 BAYMEADOWS ROAD  
JACKSONVILLE, FLORIDA 32256



FOR LEASE

# CENTURION SQUARE

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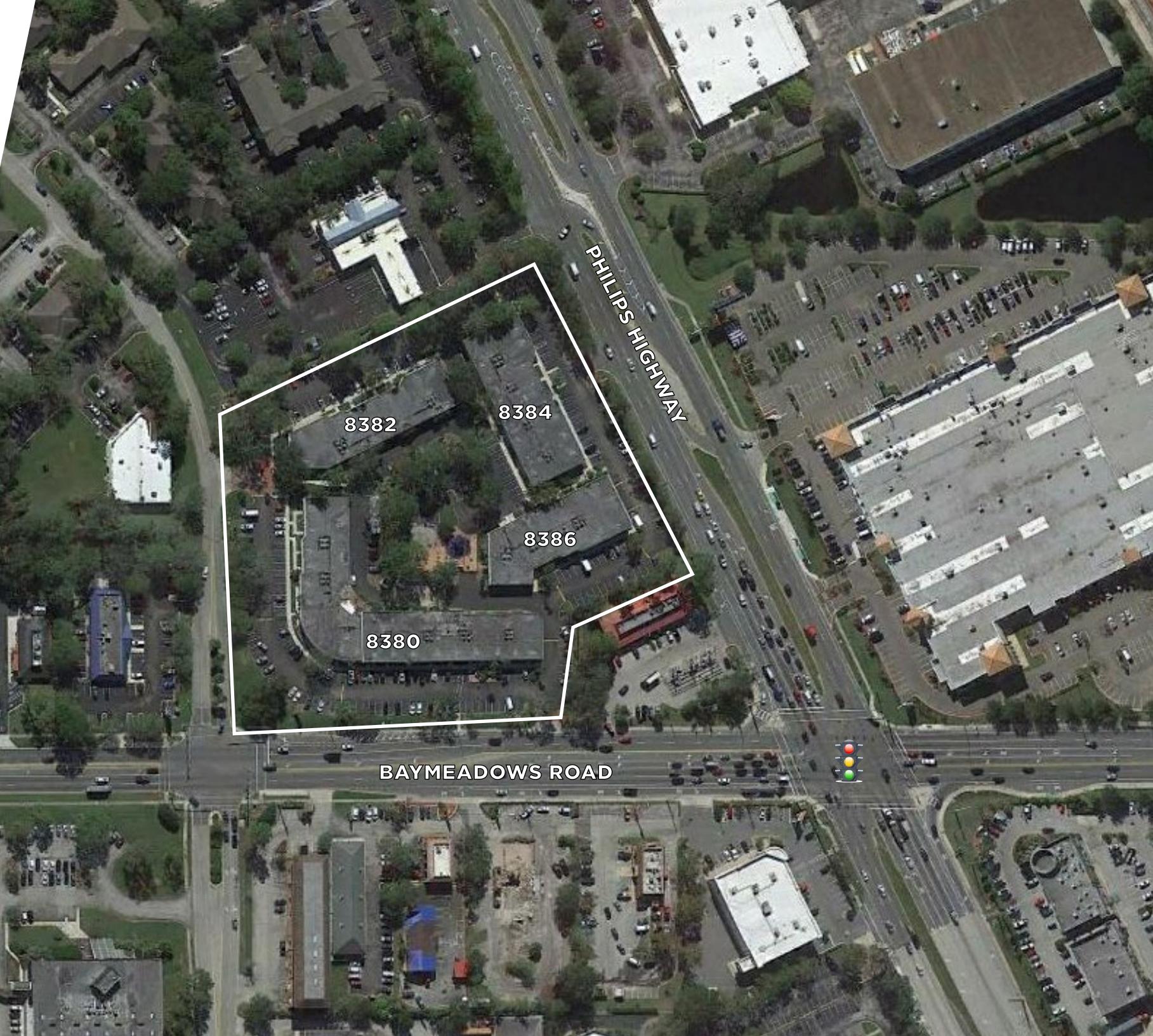


## BUILDING AMENITIES

- Office/retail/medical space available
- Door side parking with private entrances
- Private restrooms
- Exterior signage
- Restaurants, daycare and medical services on site

## PROPERTY HIGHLIGHTS

- Prime Commercial corner on Baymeadows Rd. and Philips Hwy.
- Easy access and close proximity to I-95, Butler Blvd., and I-295 Beltway
- Monument signs with tenant branding reach a high-volume audience on Baymeadows Rd.





# CENTURION SQUARE

## BUILDING FEATURES

**TOTAL SQ. FT.** 72,664 SF

**TOTAL AVAILABLE** ± 1,365-5,718 SF

**LEASE RATE** NEGOTIABLE

**ZONING** CCG-2

## DEMOGRAPHICS

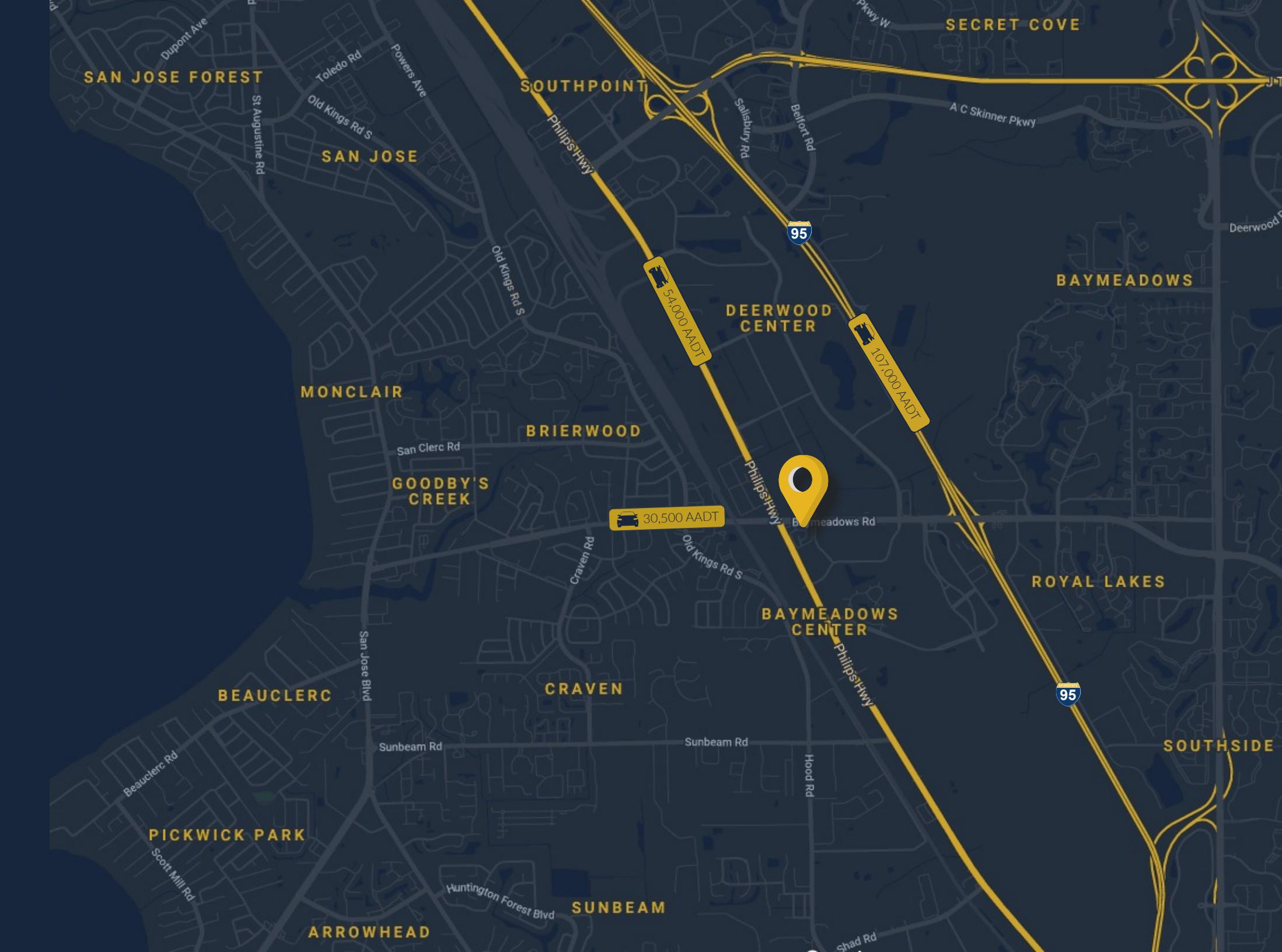
**1 MILE** **3 MILES** **5 MILES**

**POPULATION** 5,694 75,767 173,631

**HOUSEHOLDS** 2,296 34,657 74,909

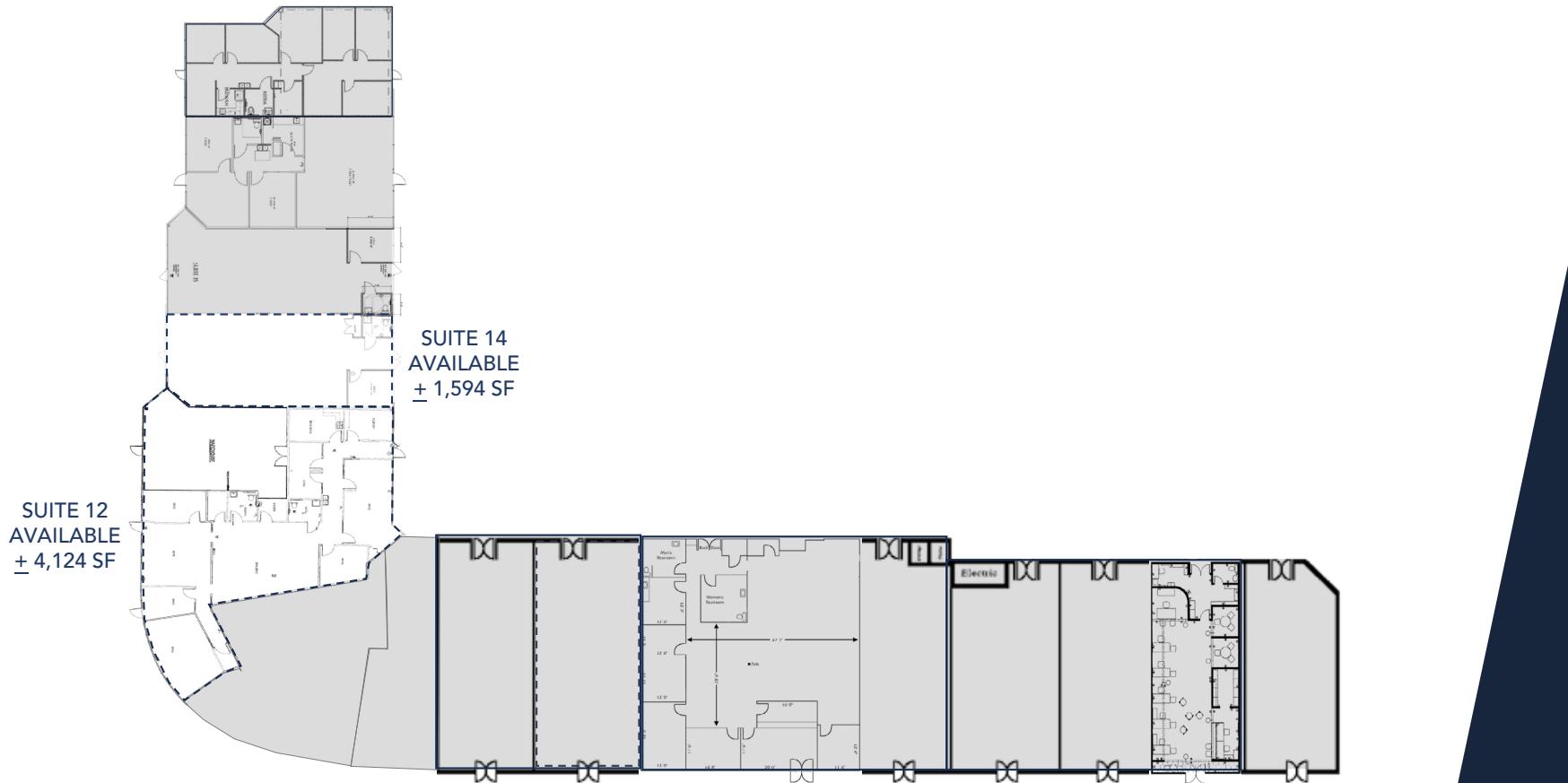
**MEDIAN HH INCOME** \$47,876 \$54,321 \$58,967

**AVERAGE HH INCOME** \$68,499 \$73,647 \$80,875



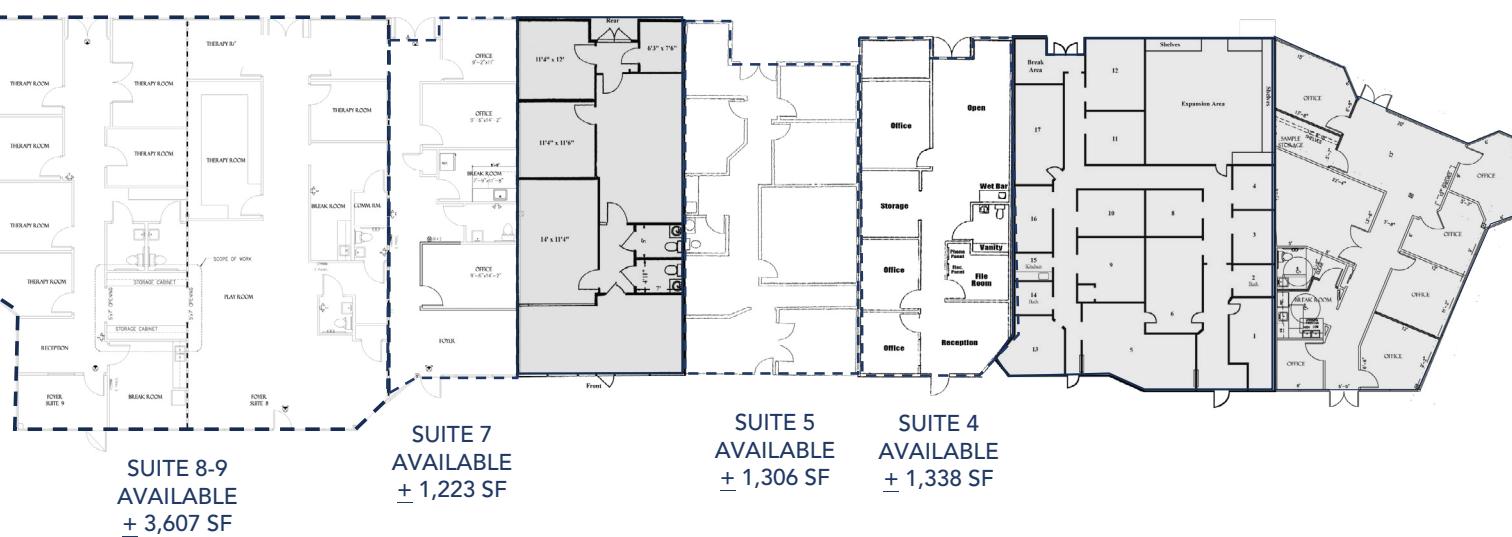
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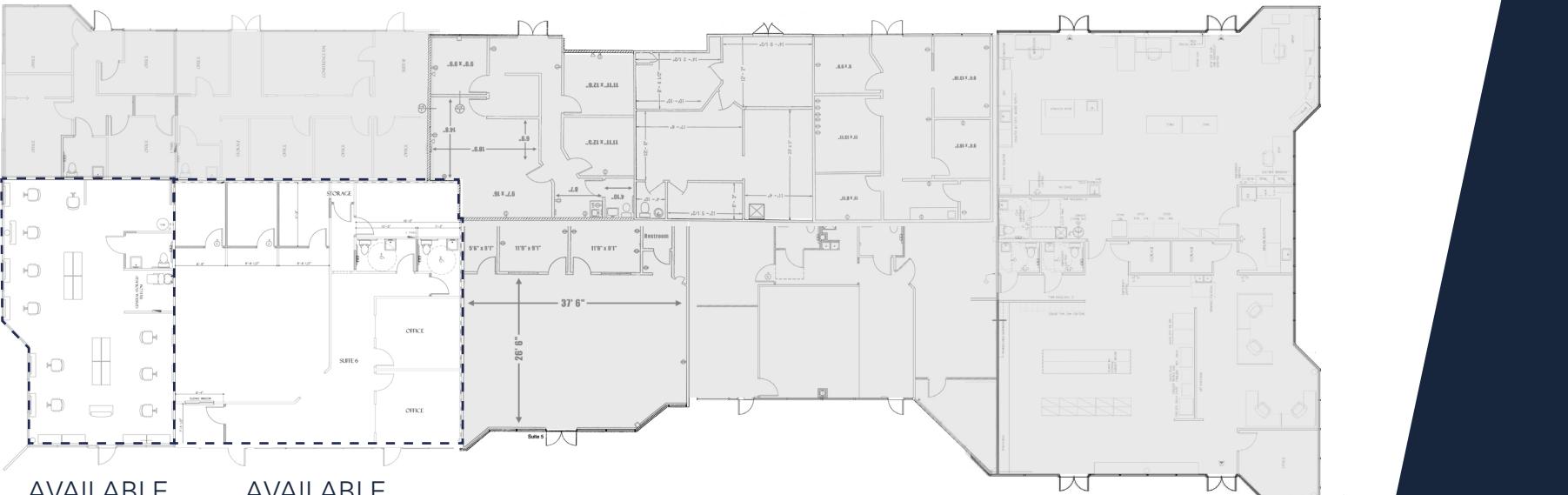
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# CENTURION SQUARE

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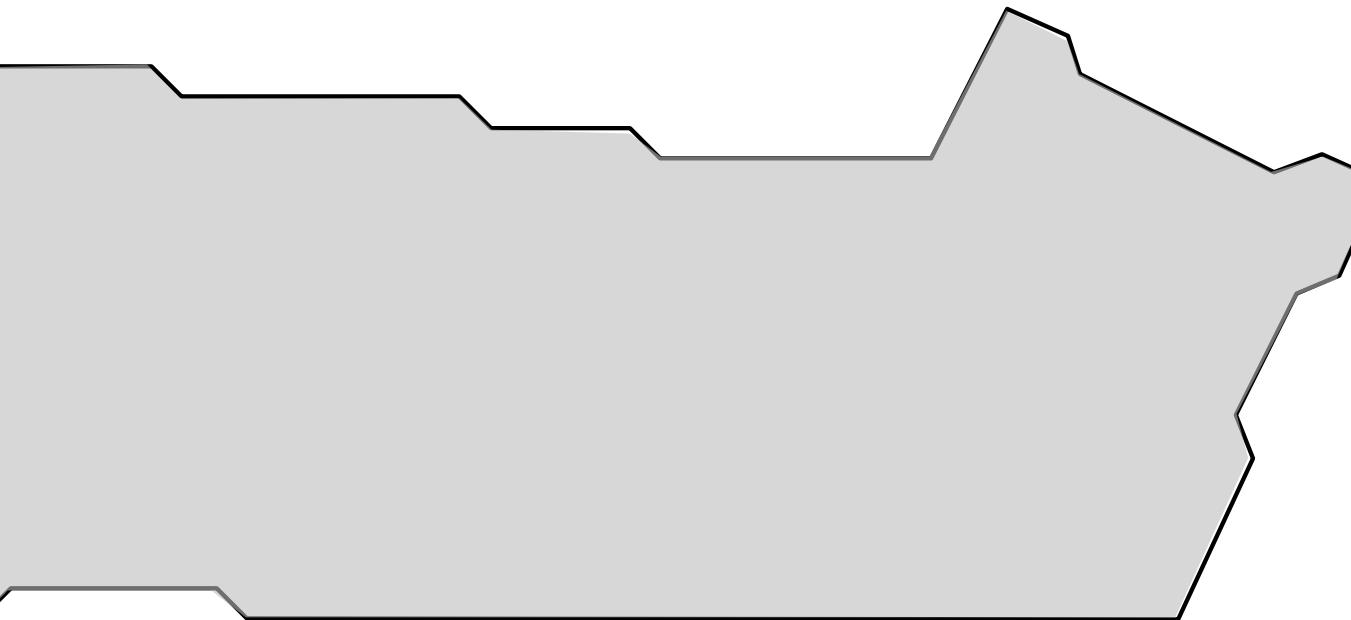


AVAILABLE  
SUITE 8  
 $\pm$  1,365 SF

AVAILABLE  
SUITE 4  
 $\pm$  2,352 SF

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