



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

PANDA EXPRESS

JIMMY JOHN'S



Baymeadows Road | AADT: 23,500

Southside Blvd | AADT: 52,000

For Lease

Lease Rate:
**\$25.00/SF and
\$6.37/SF NNN**

Suite 6: 886± SF
Suite 10: 1,270± SF

Contact us:

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Deerwood Marketplace Retail Center

9865 Baymeadows Road | Jacksonville, FL 32256

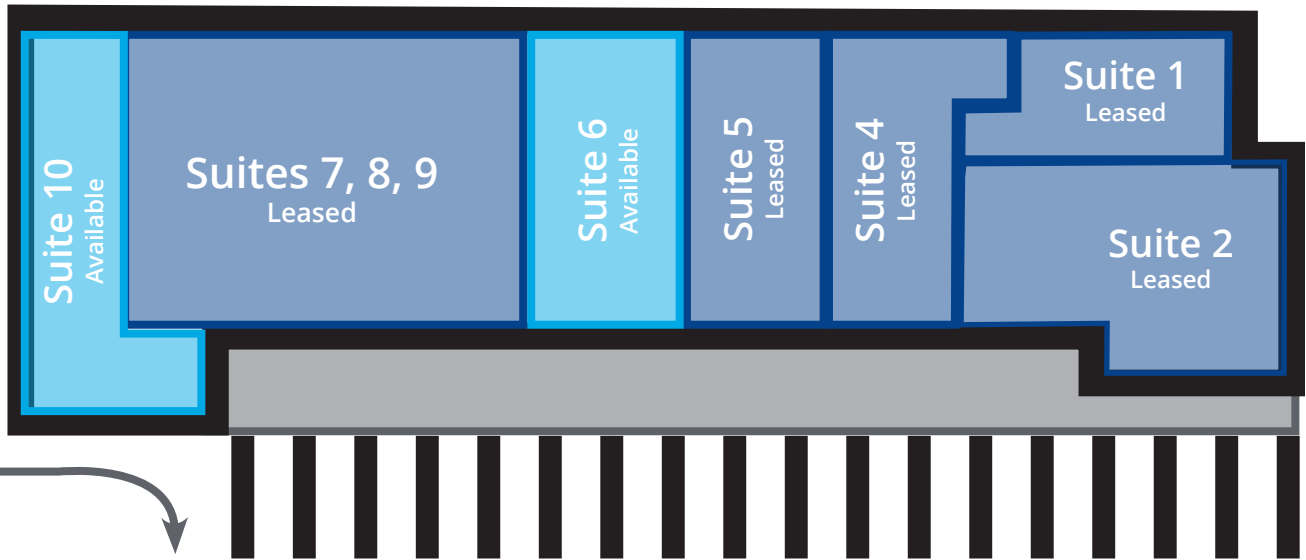
Property Highlights

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, Estrella Insurance, etc..
- Surrounding tenant-mix: new Publix (coming soon), 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	Estrella Insurance
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

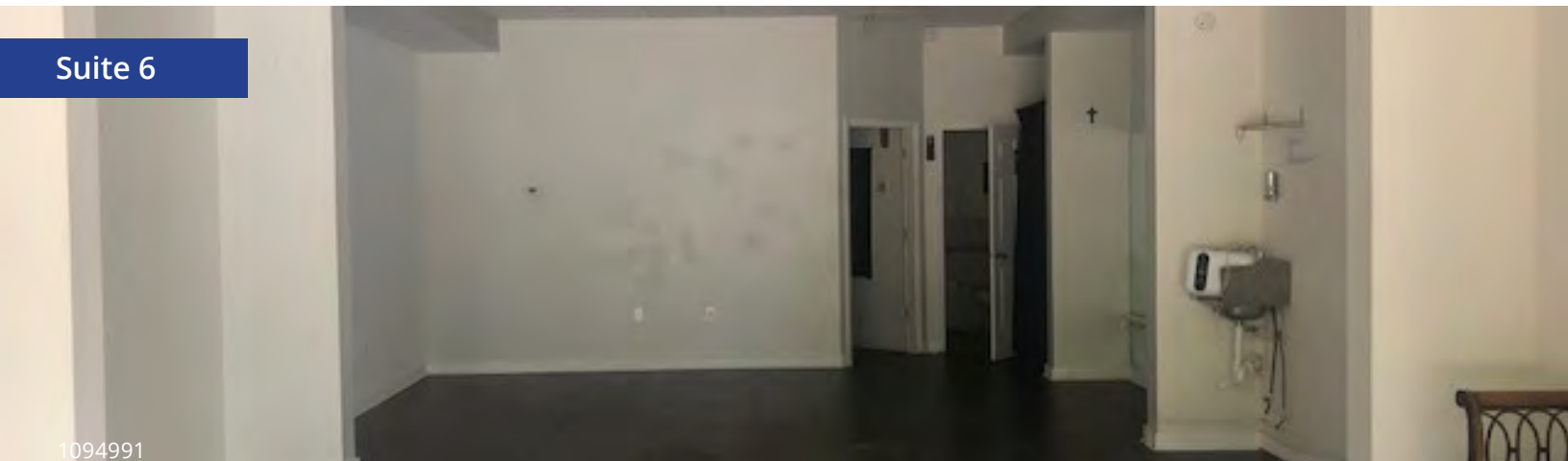
- Zoned: Commercial (PUD)
- Year Built: 1987



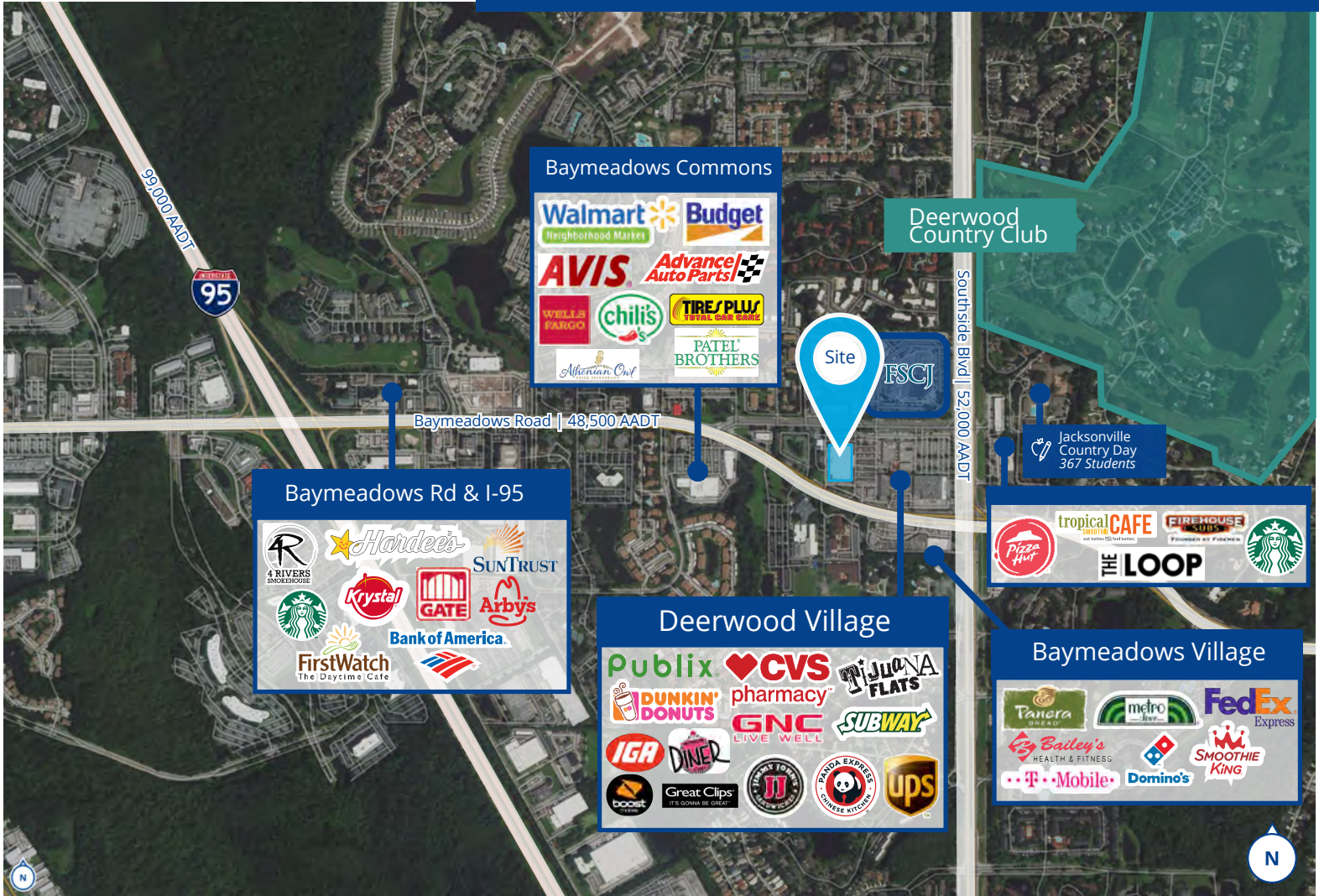
Suite 10



Suite 6

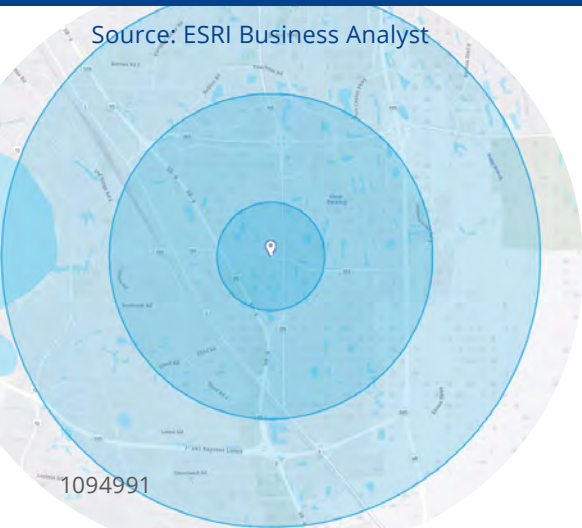


Location & Access



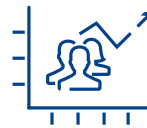
Area Demographics | 5 mi.

Source: ESRI Business Analyst



2024 Estimated Population

182,011



2029 Projected Population

189,932



2024 Est. Avg. Household Income

\$105,995



2029 Proj. Avg. Household Income

\$123,931

9865 Baymeadows Road | Available for Lease



Contact



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