



FOR LEASE
**CENTURION
SQUARE**

8380-8386 BAYMEADOWS ROAD
JACKSONVILLE, FLORIDA 32256



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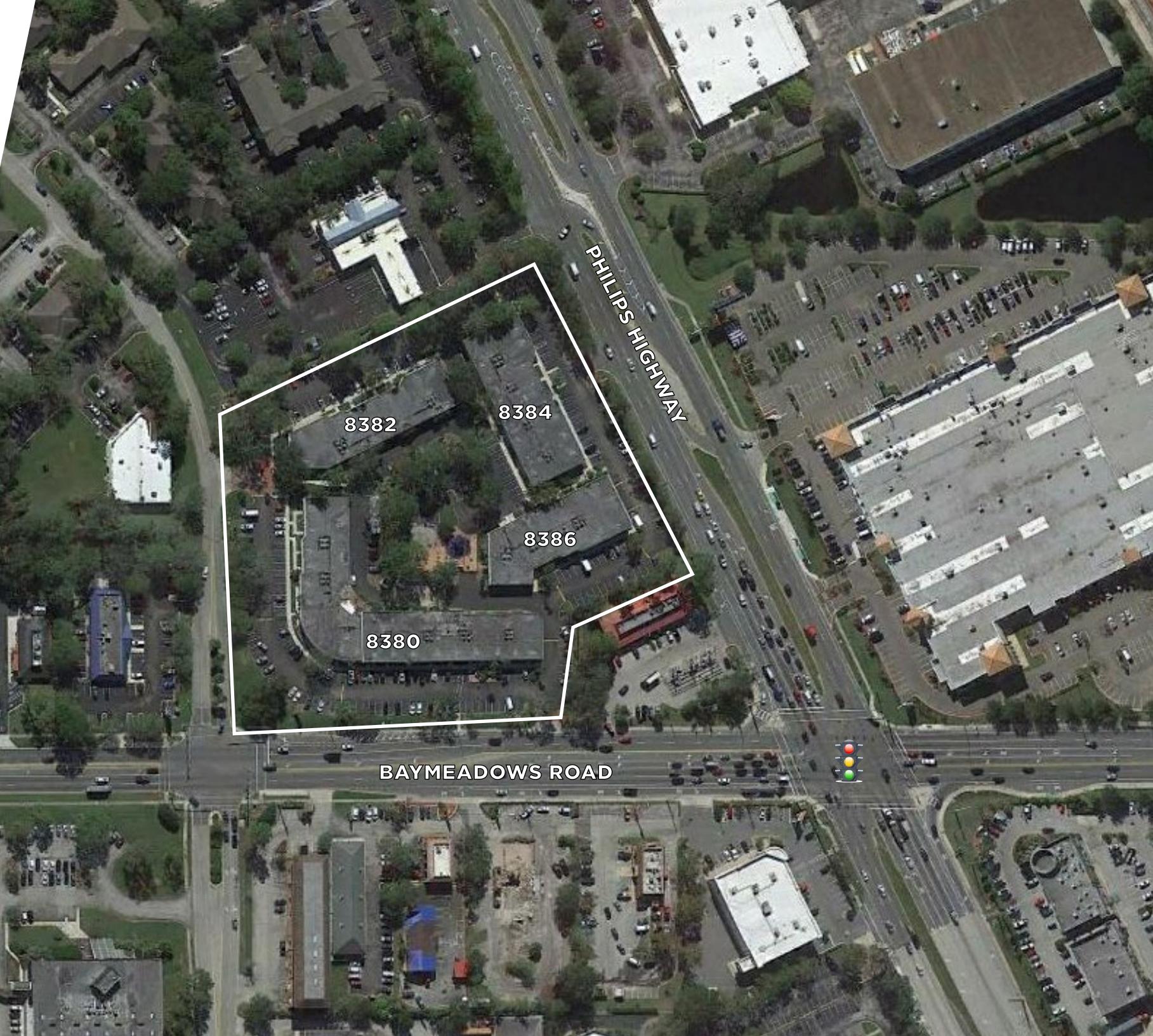


BUILDING AMENITIES

- 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

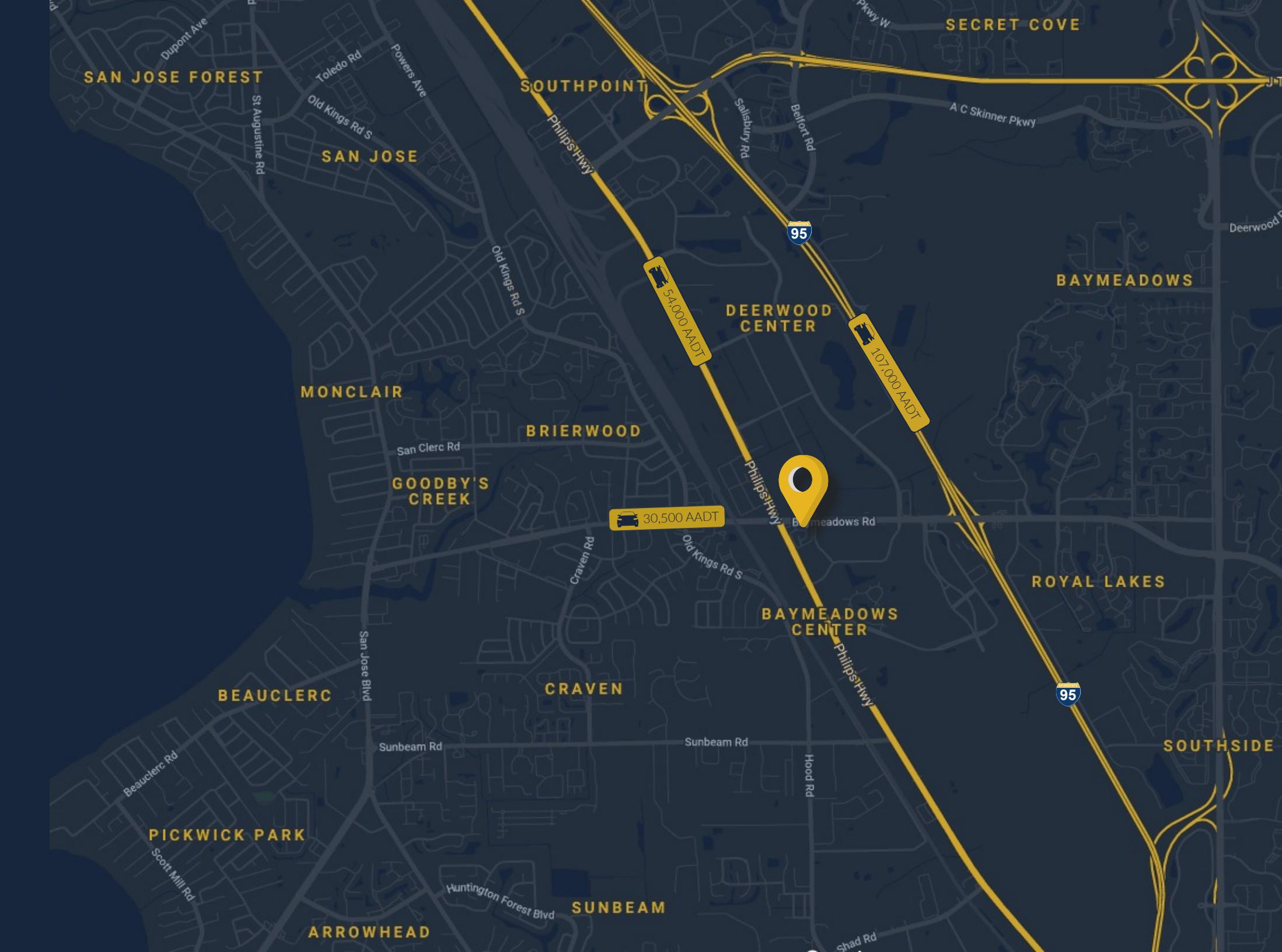
1 MILE **3 MILES** **5 MILES**

POPULATION 5,694 75,767 173,631

HOUSEHOLDS 2,296 34,657 74,909

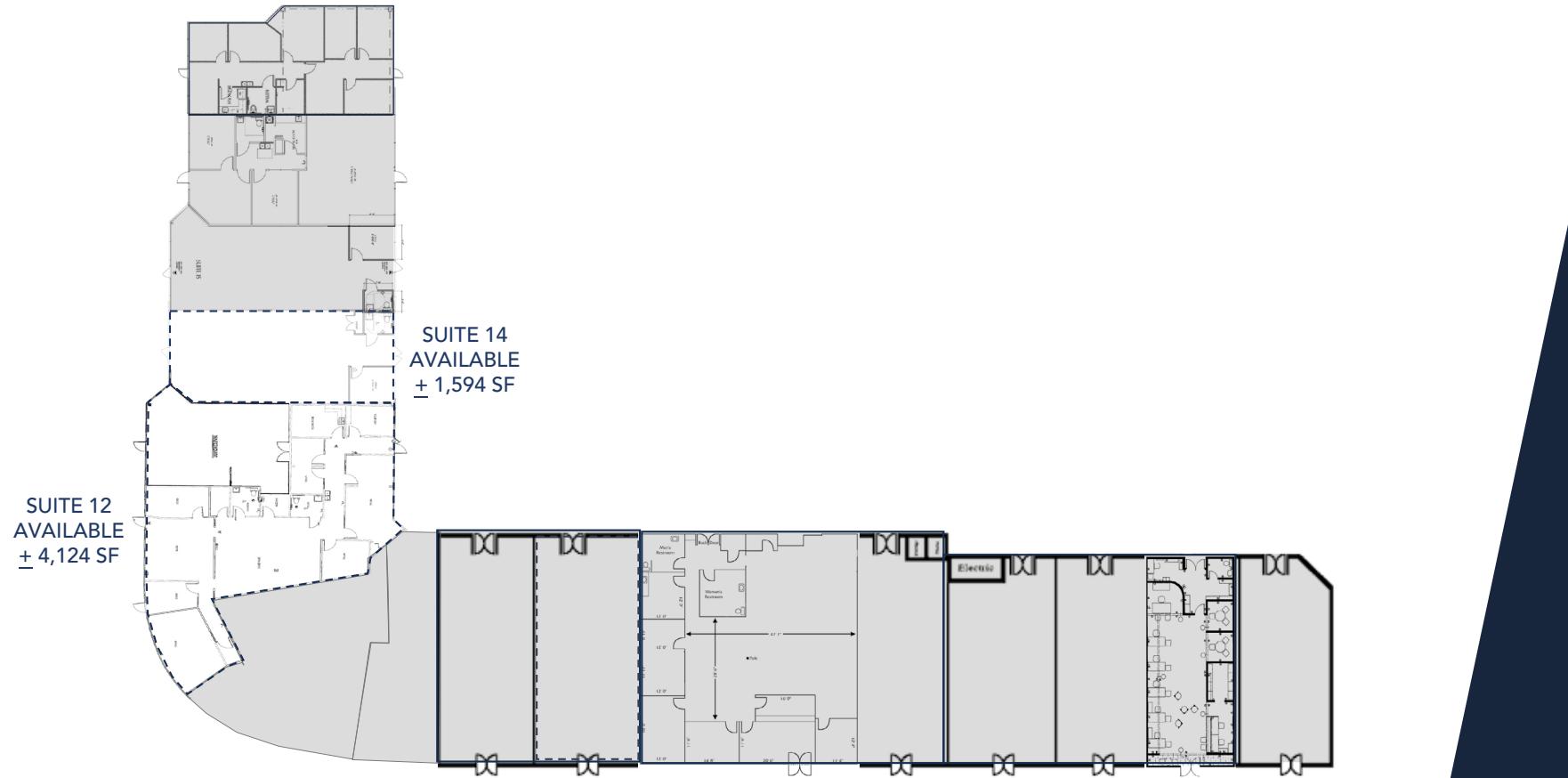
MEDIAN HH INCOME \$47,876 \$54,321 \$58,967

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



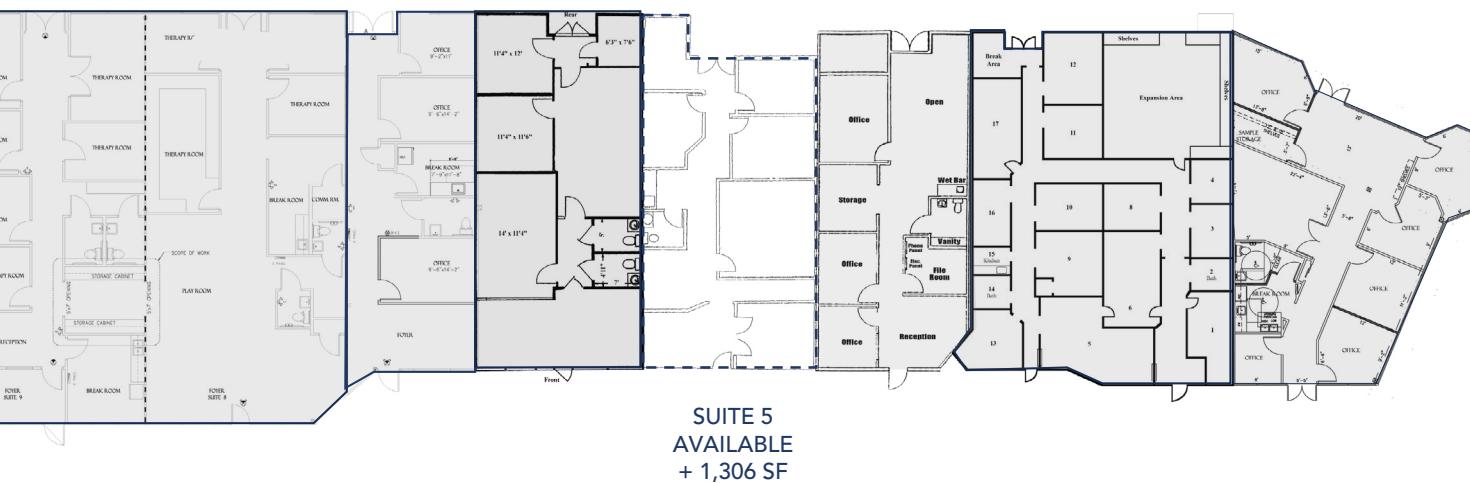
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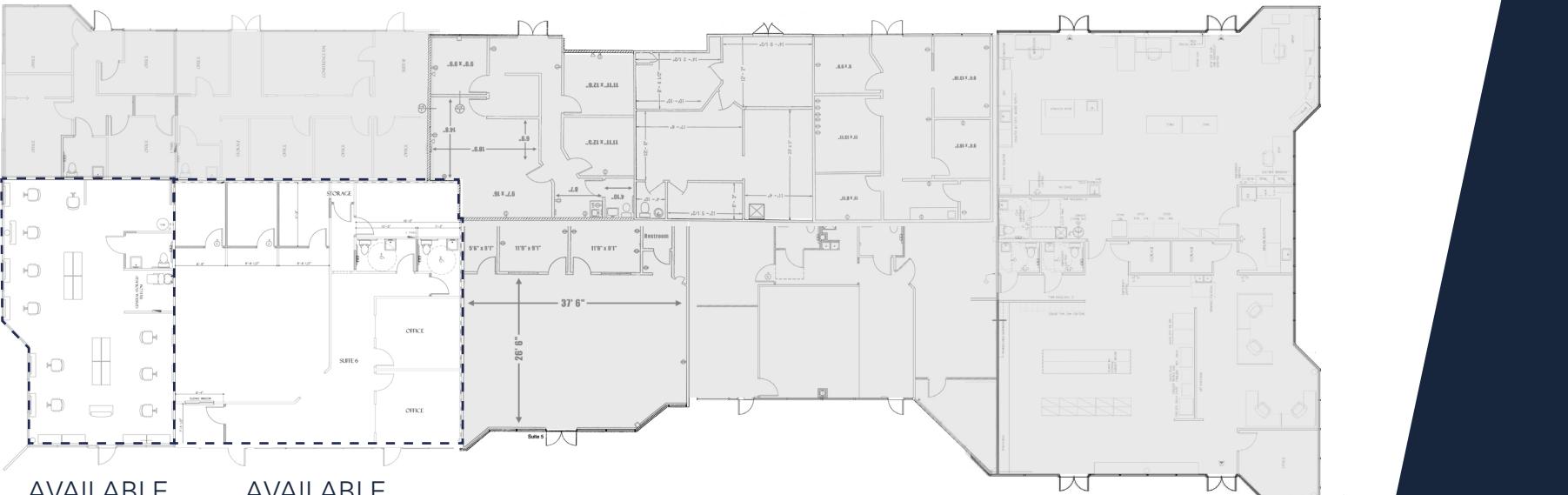
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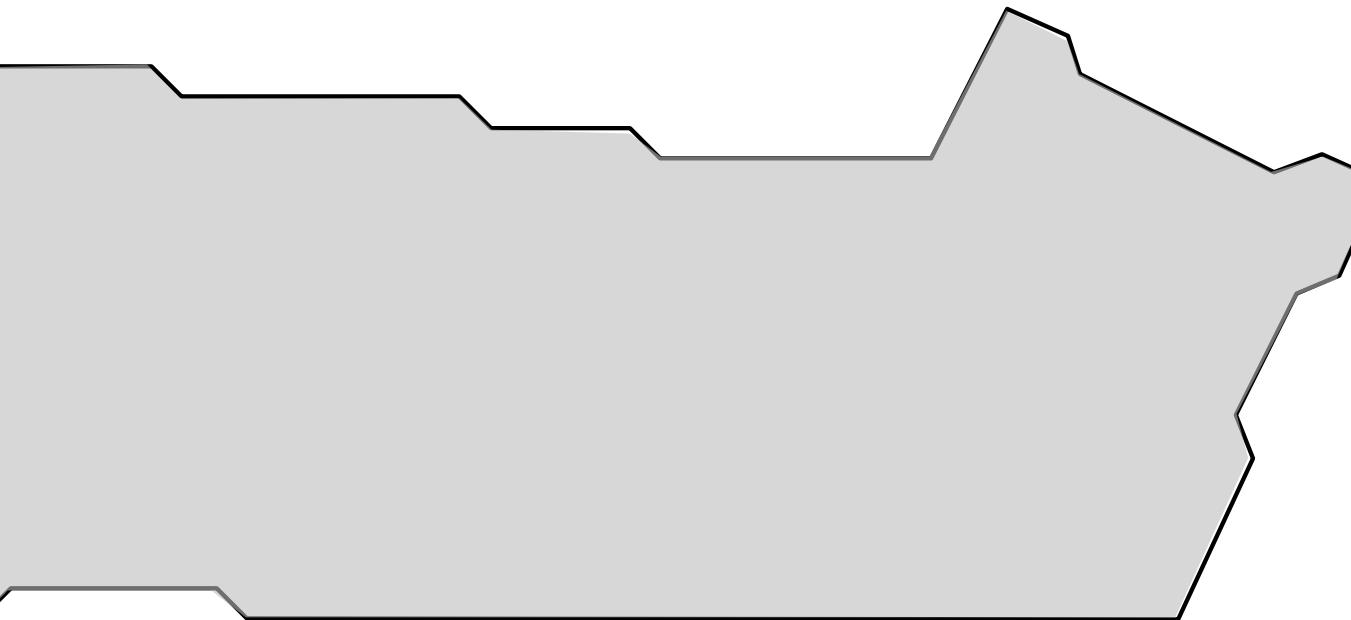


AVAILABLE
SUITE 8
 \pm 1,365 SF

AVAILABLE
SUITE 4
 \pm 2,352 SF

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John Hodges, Director of Real Estate Services

leasing@imc-jax.com

7915 Baymeadows Way
Suite 400
Jacksonville, FL 32256

T: 904.737.8846

www.imc-jax.com

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