



FOR LEASE

CENTURION SQUARE

8380-8386 BAYMEADOWS ROAD
JACKSONVILLE, FLORIDA 32256



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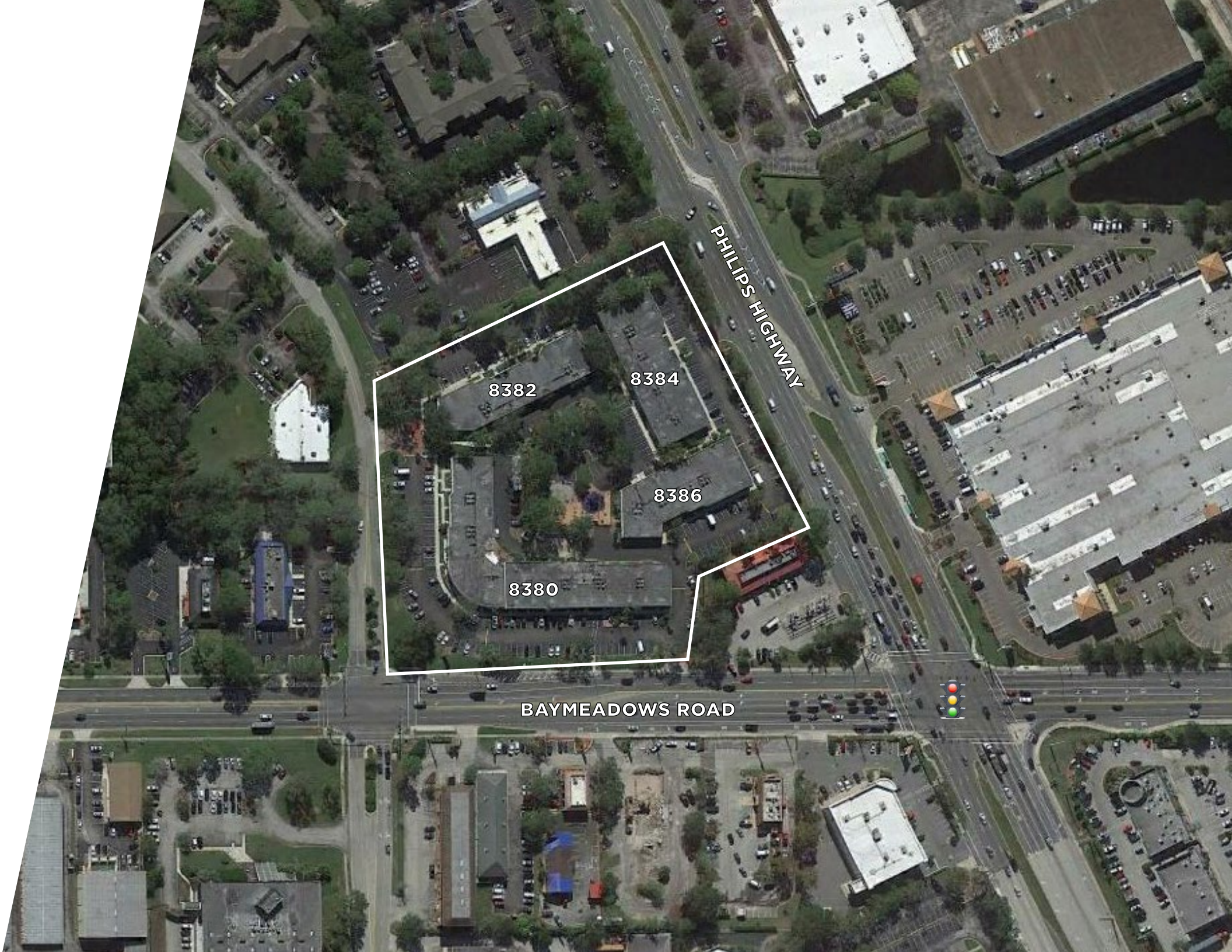


BUILDING AMENITIES

- 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

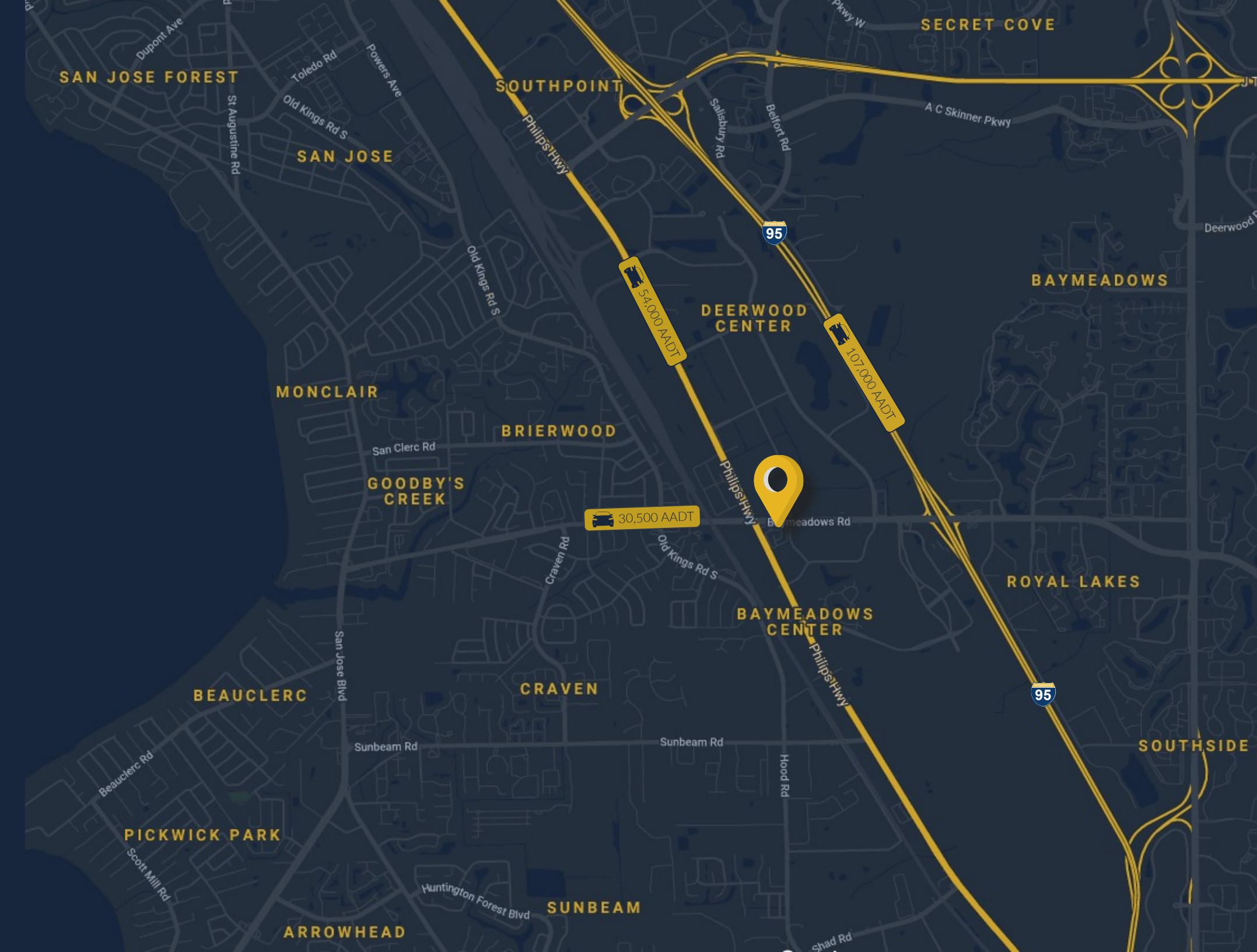
TOTAL SQ. FT. 72,664 SF

TOTAL AVAILABLE ± 1,365-4,830 SF

LEASE RATE NEGOTIABLE

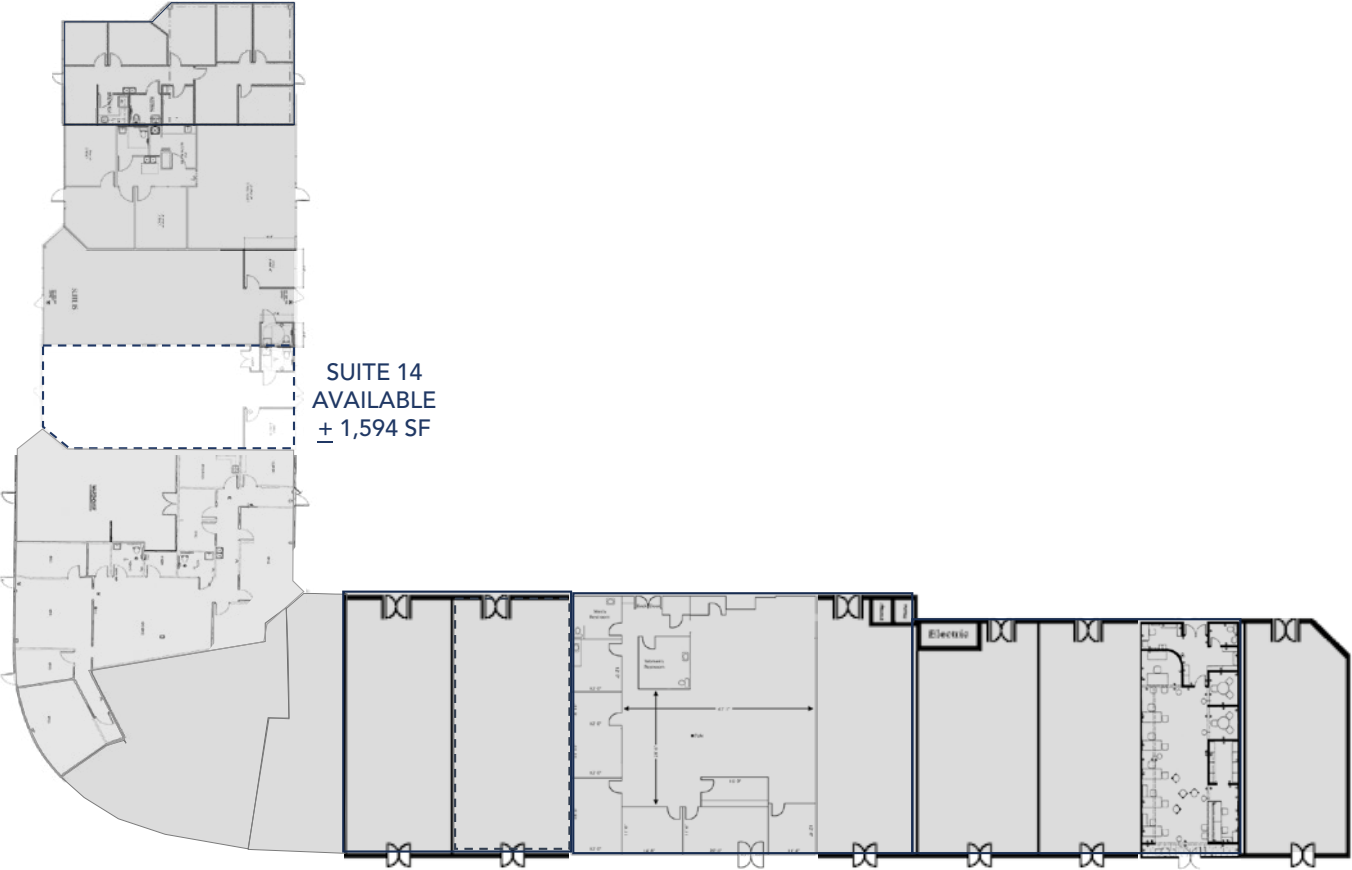
ZONING CCG-2

| 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 |



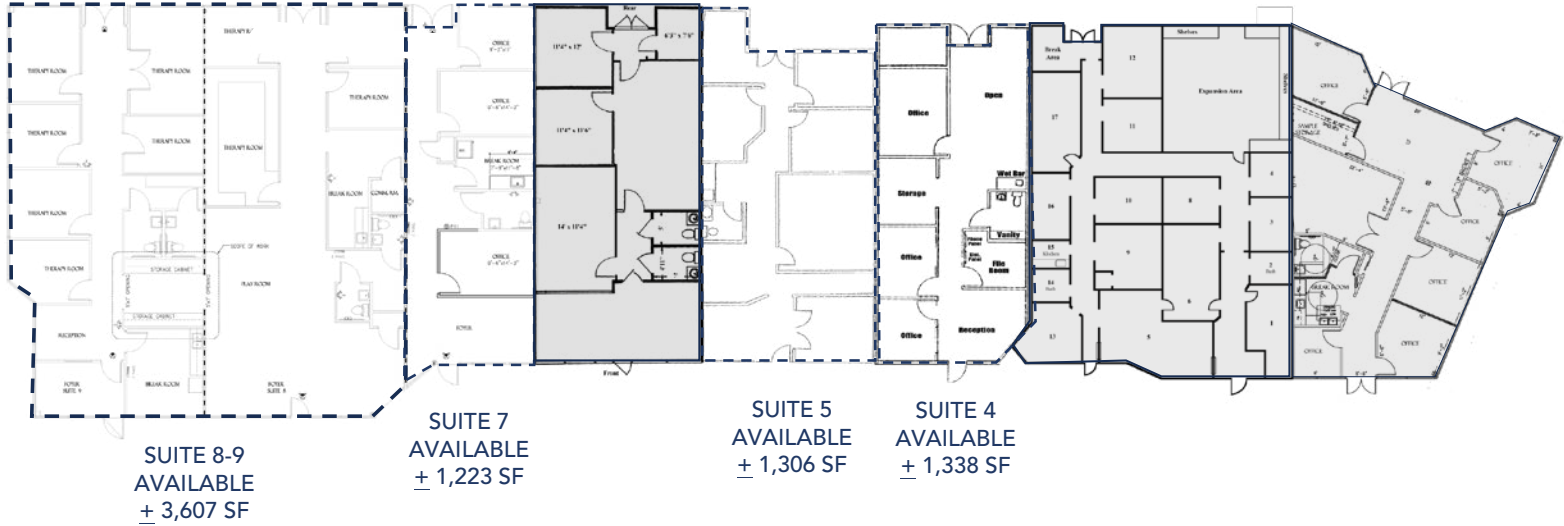
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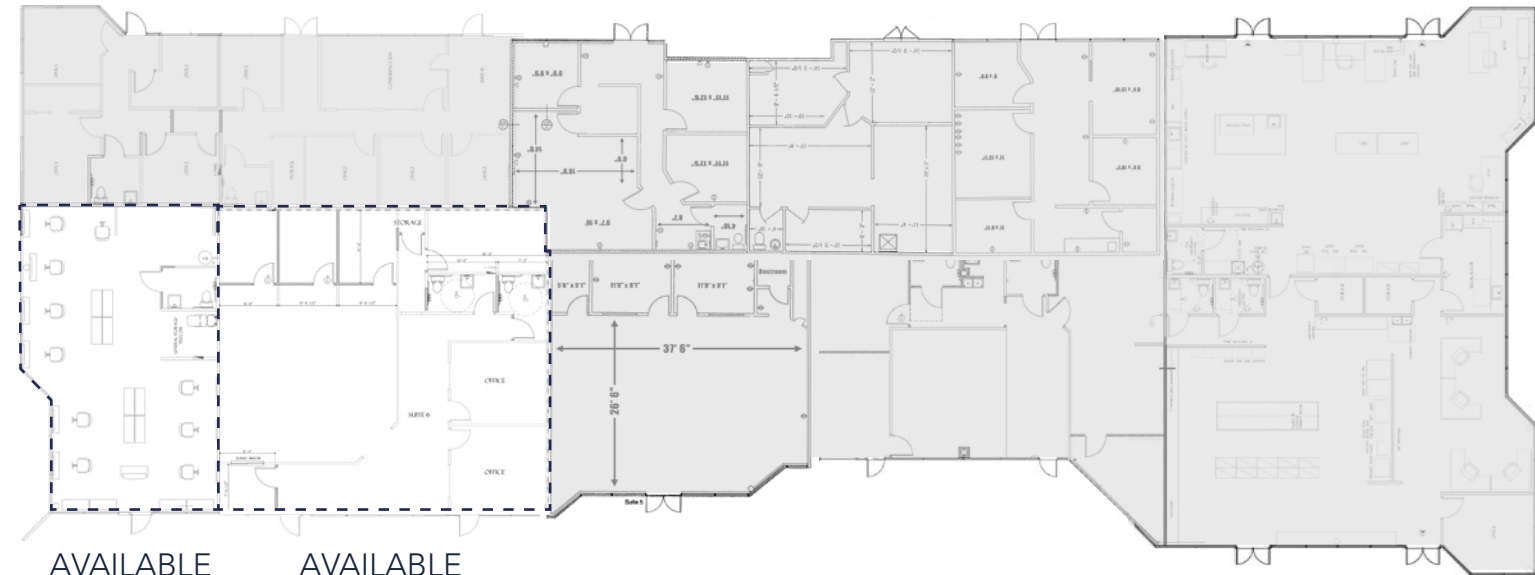
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8384 BAYMEADOWS ROAD • JACKSONVILLE, FL 32256



AVAILABLE
SUITE 8
± 1,365 SF

AVAILABLE
SUITE 4
± 2,352 SF

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