



For Lease

Property highlights

- Size and Zoning: .64 acre commercially zoned pad site with northern access on Baymeadows Road.
- Excellent demographics: 66,000+ residents with an above average household income of over \$71,951 within a 3-mile radius.
- Located on the corner of a very active signalized intersection which serves as the entrance to multiple national hotel chains.

Surrounding retailers

Walmart, Costco, 4 Rivers, Denny's, Hardees, Arby's, Embassy Suites, Ramada by Wyndham, Extended Stay America, and Comfort Suites.

**9172 Baymeadows Road
Jacksonville, FL 32256**

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1 Mile Radius

Interstate 95 (119,000±AADT)

Southside Blvd (53,500±AADT)

FIREHOUSE SUBS
FOUNDED BY FIREMEN

TACO BELL

PEPBOYS AUTO

Office DEPOT

Wendy's

Baymeadows Rd (47,000±AADT)

IHOP

MAFFLE HOUSE

Red Lobster

McDonald's

Dollar Tree

WICKS

KFC

ABC

Denny's

Days Inn

QUALITY INN

Shell

Krystal

RAMADA

extended STAY AMERICA

COMFORT SUITES

4 RIVERS SMOKEHOUSE

SUNTRUST

Hardees

Bank of America

Baymeadows Rd (48,000±AADT)

Embassy Suites

Chili's

Advance Auto Parts

BIG BOX RETAILER

JJ

Publix

metro

Panera

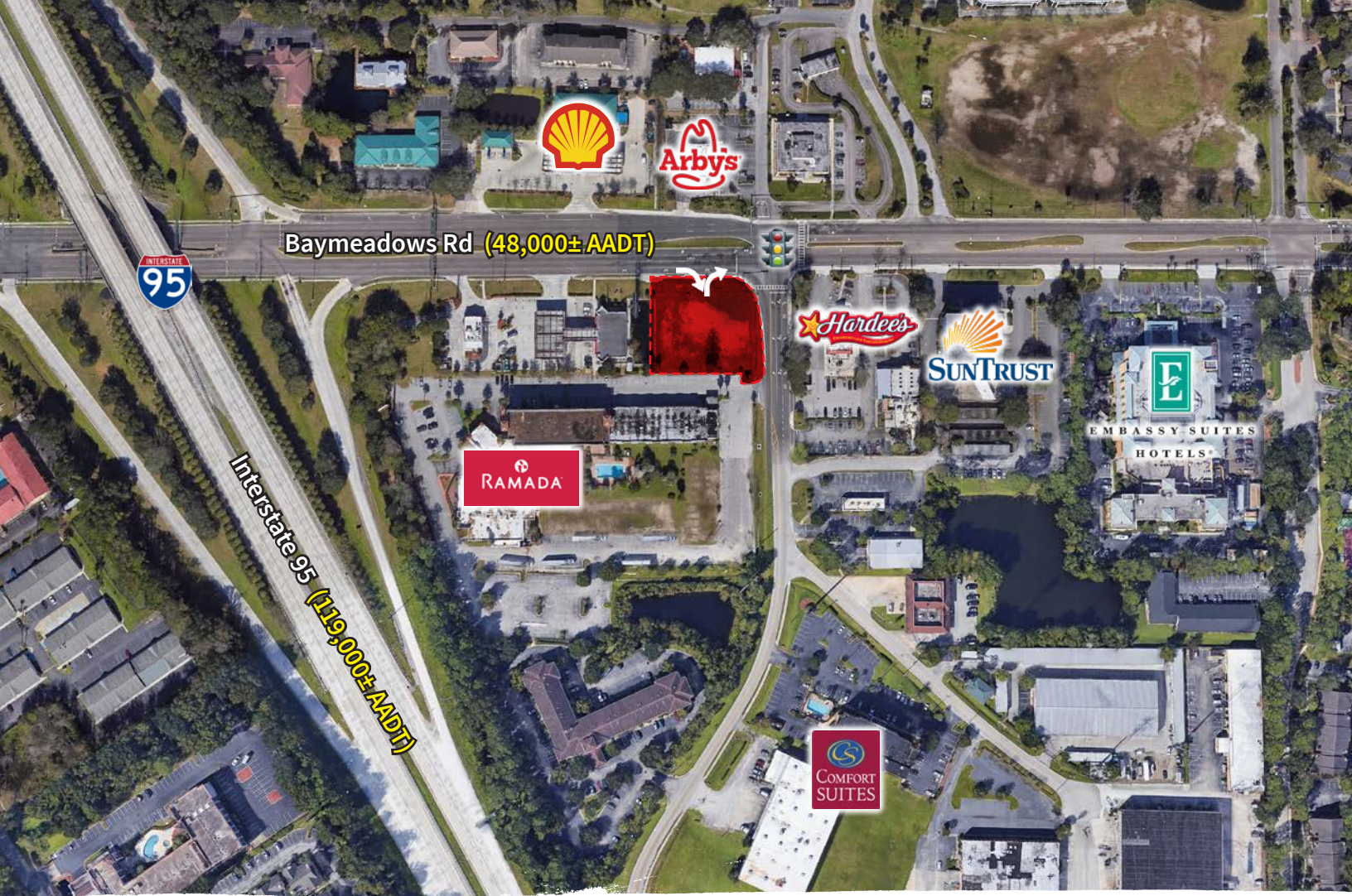
FSCJ
Florida State College at Jacksonville

BJ's
WHOLESALE CLUB

LOWE'S

CVS
pharmacy

State Farm
Operations Center



Demographics



\$80,034

Average HH Income
5 Mile Radius



173,155

2019 Population
5 Mile Radius



73,405

Total Households
5 Mile Radius



142,441±

Daytime Population
5 Mile Radius



36.6

Median Age
5 Mile Radius

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