



FOR LEASE

CENTURION SQUARE

8380-8386 BAYMEADOWS ROAD
JACKSONVILLE, FLORIDA 32256



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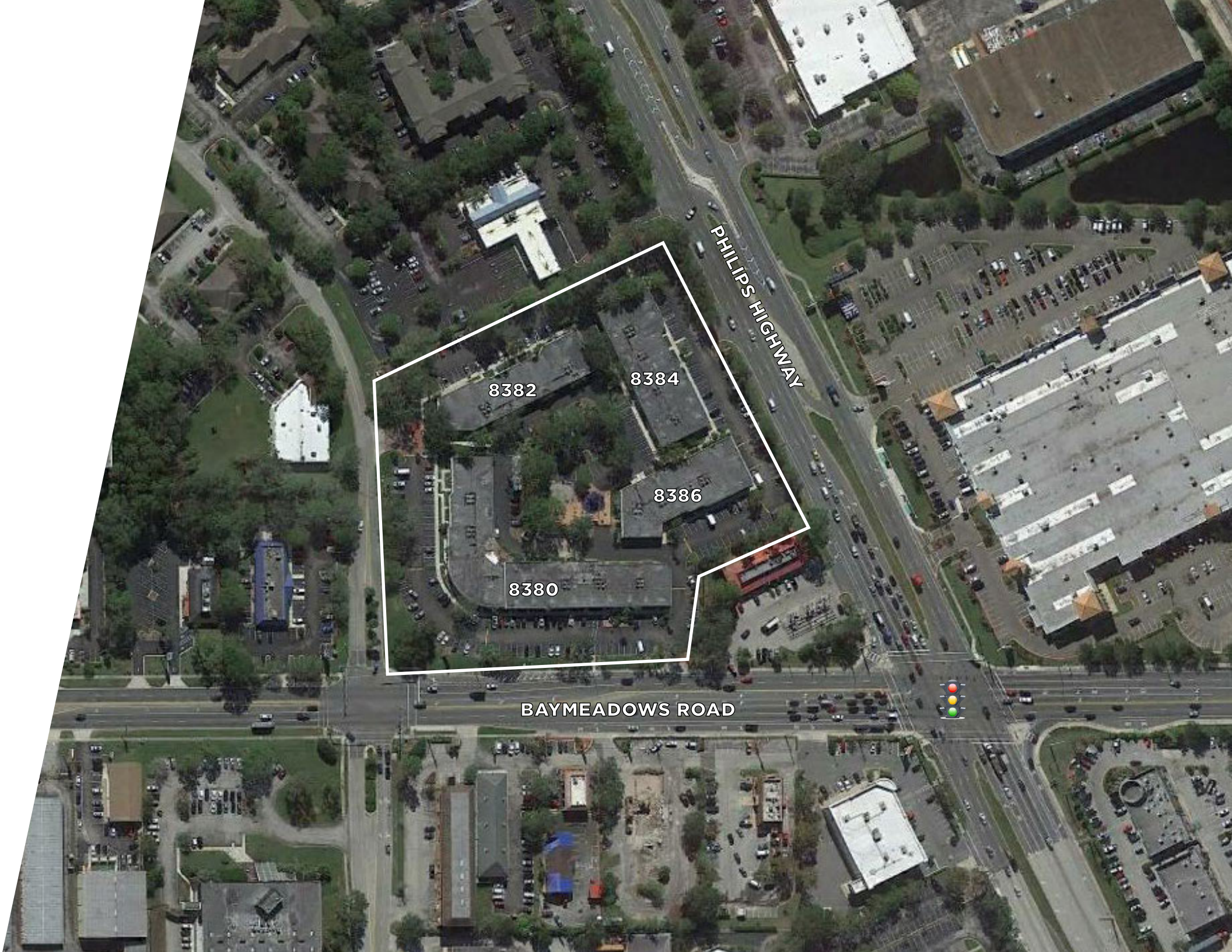


BUILDING AMENITIES

- 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.

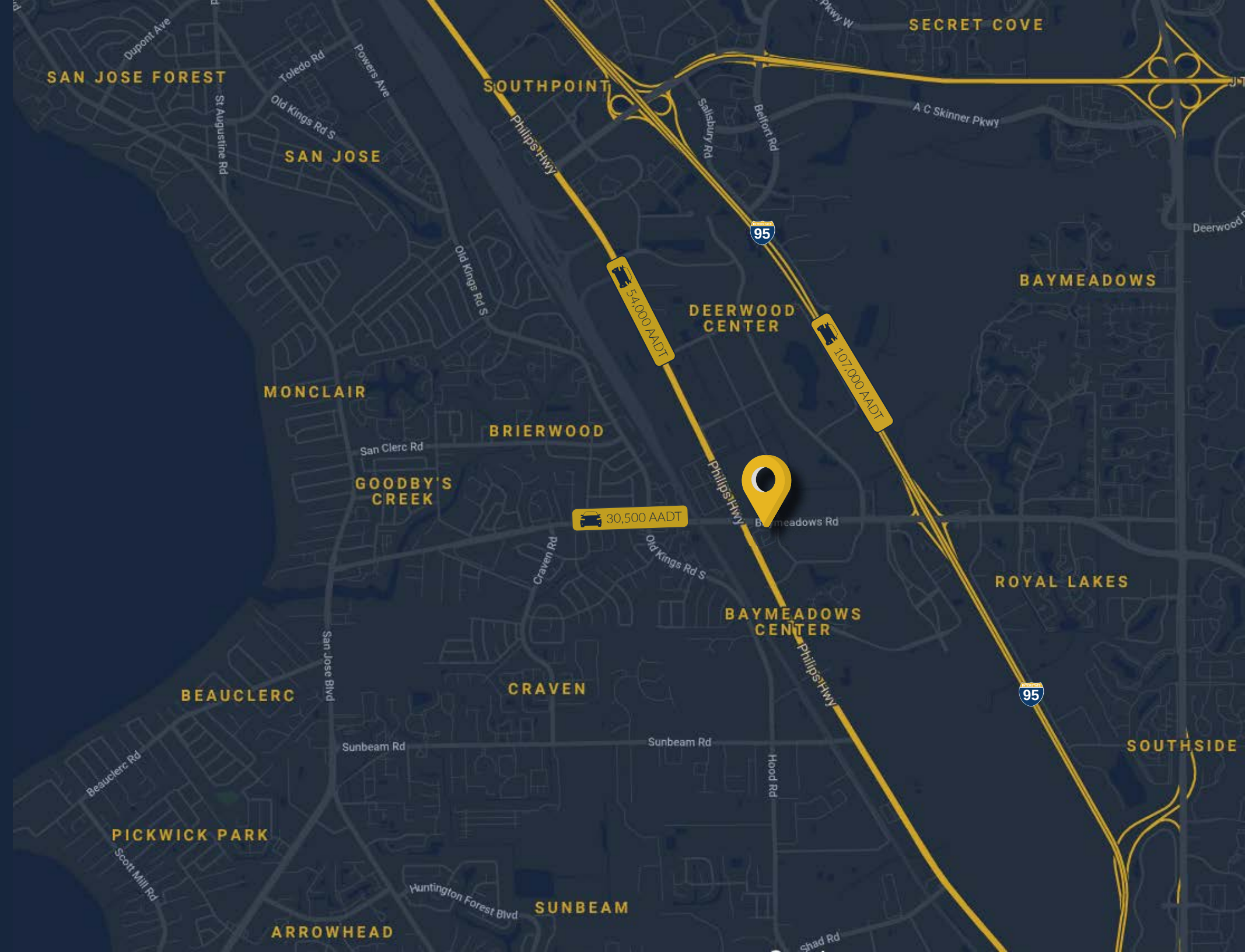




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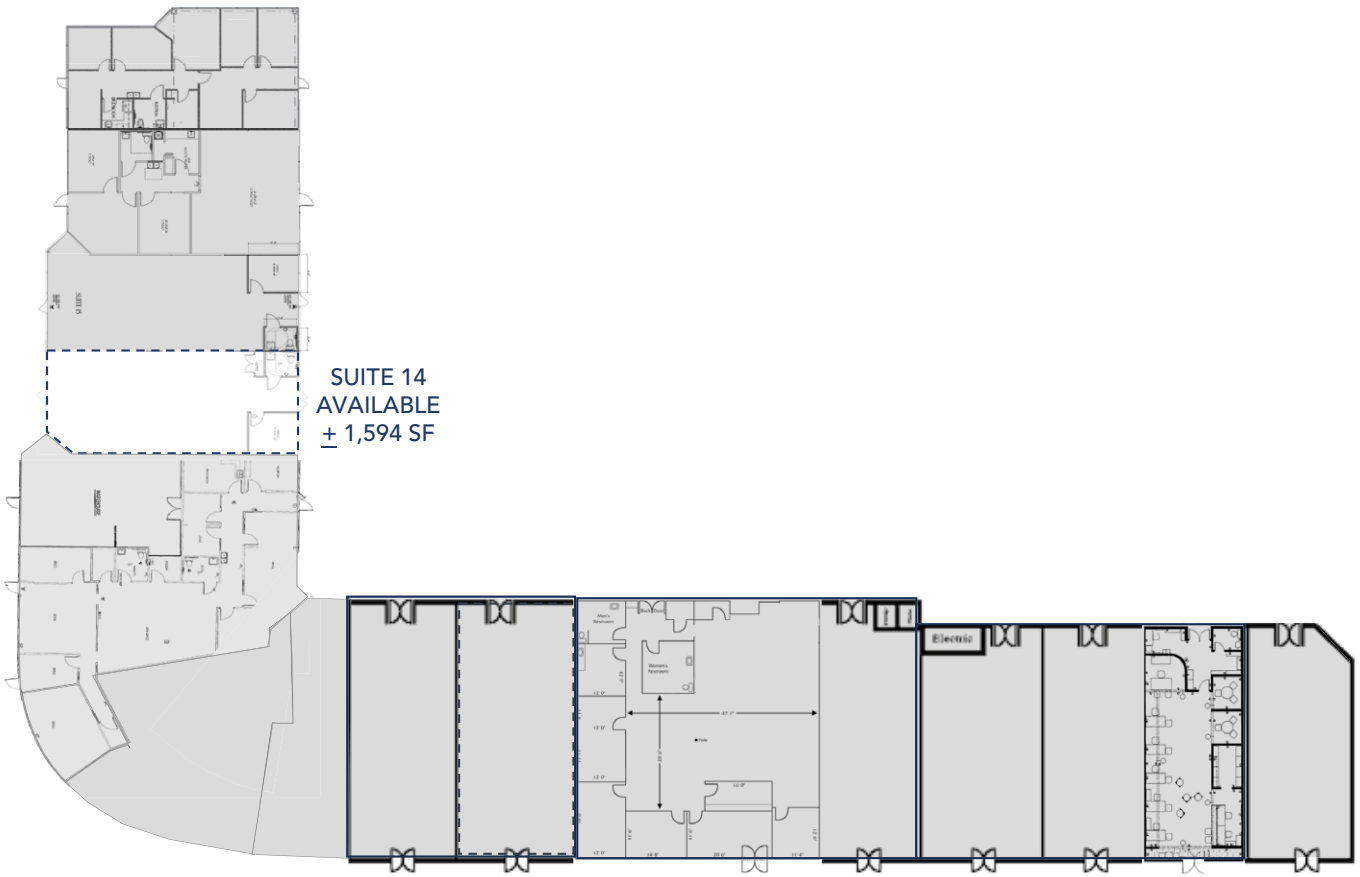
BUILDING FEATURES	
TOTAL SQ. FT.	72,664 SF
TOTAL AVAILABLE	± 1,338-3,607 SF
LEASE RATE	NEGOTIABLE
ZONING	CCG-2

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



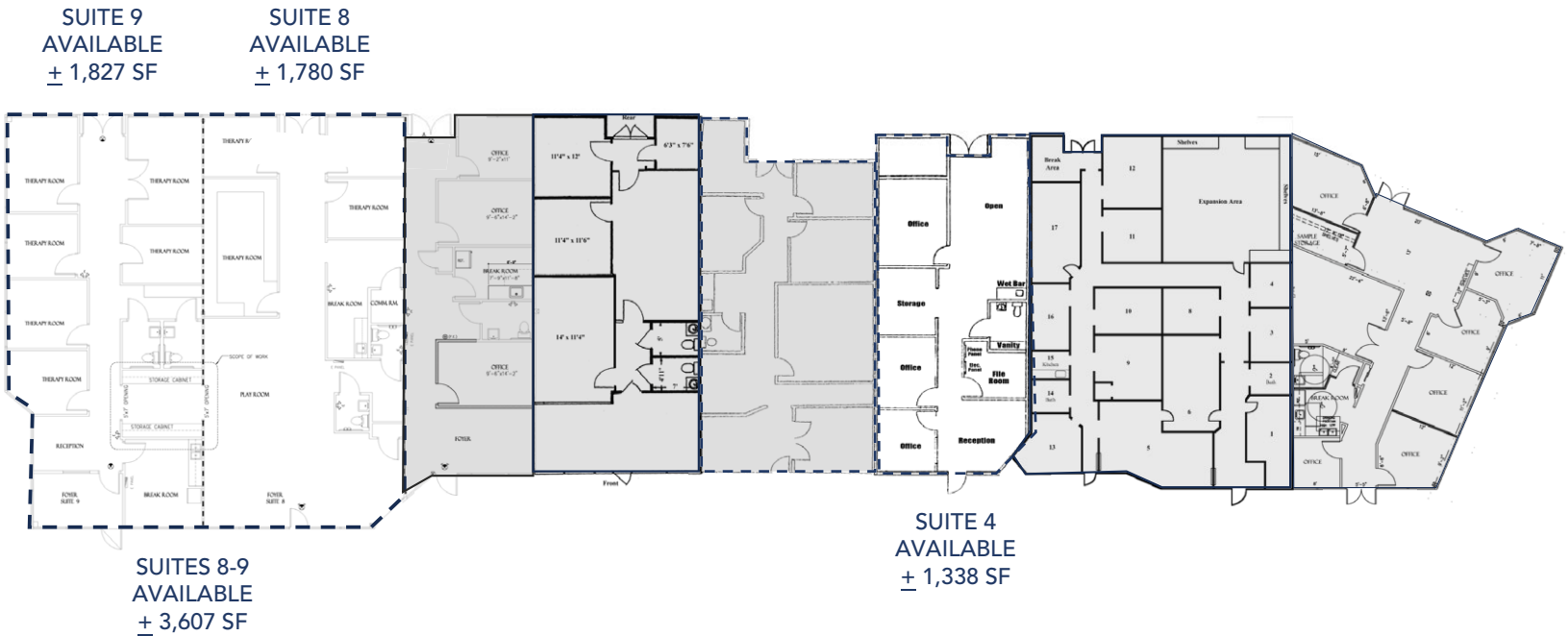
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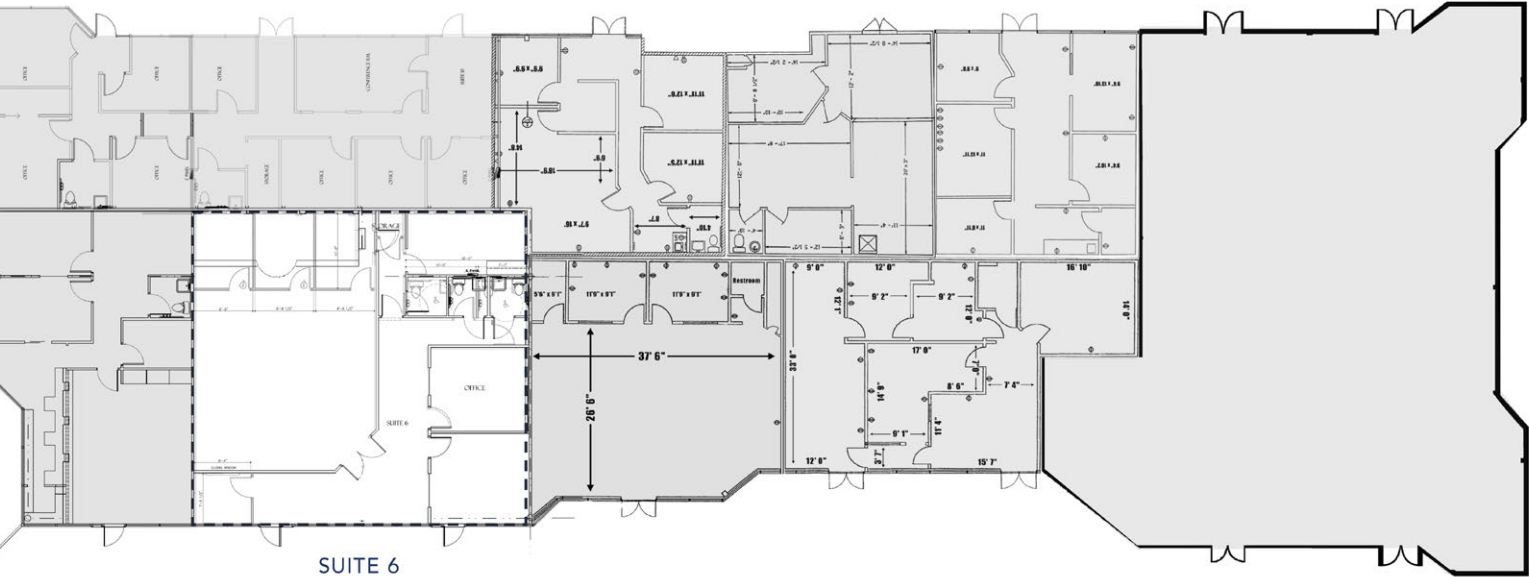
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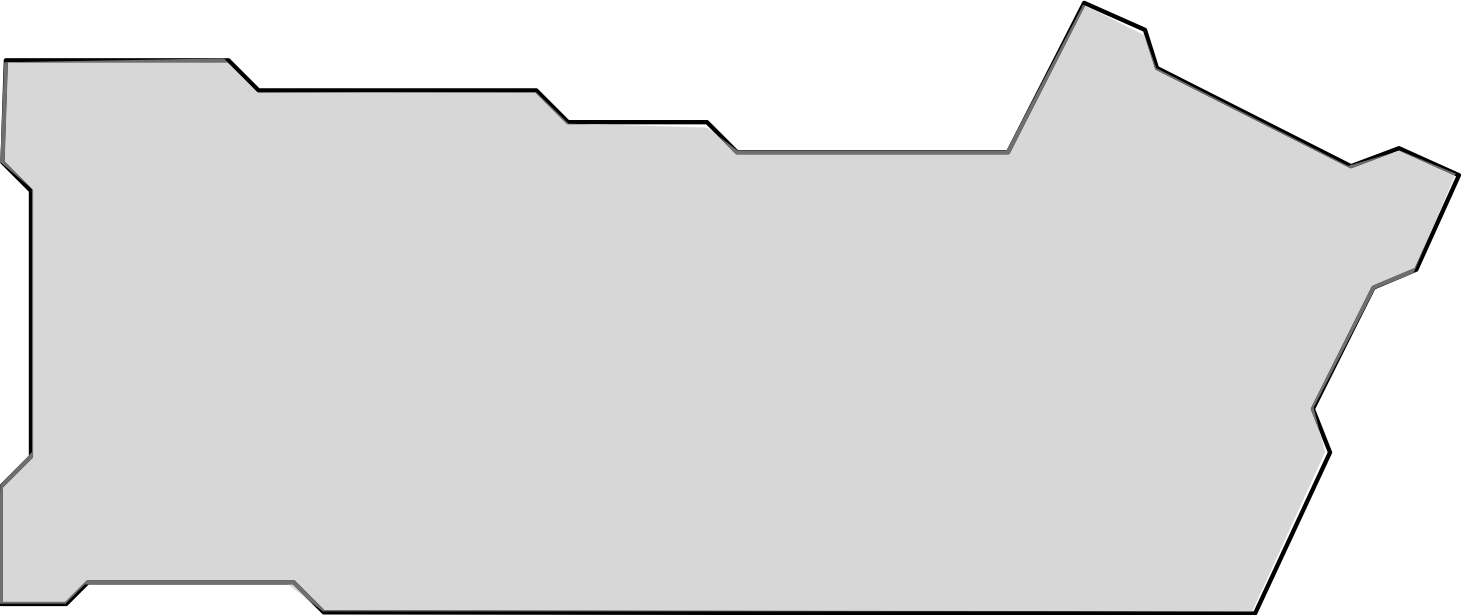
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SUITE 6
AVAILABLE
± 2,352 SF

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