

*New Publix Opening Fall 2025*



**FOR LEASE**

Deerwood Village

9834-9978 Baymeadows Road | Jacksonville, FL 32256



# Deerwood Village

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**FOR LEASE**

700 - 2,250 SF

Available

6 Units

Vacant

Brokers -

**Stephanie McCullough**

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**Annie Lee O'Steen**

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## ABOUT THE PROPERTY

- Anchored by one of the top performing Publix Super Markets in the chain with a \$9.3M full renovation in progress. New Publix & Publix Liquors will be delivered in 2025.
- Serving the exclusive residential community of Deerwood Country Club situated on 900 acres with homes in the \$1-2M range.
- Across from Florida State College and Jacksonville Country Day School.
- Within 2.5 miles of major employers Florida Blue, Merrill Lynch and Johnson & Johnson.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	15,459	71,833	181,009
Daytime Population	12,307	114,823	242,820
Average Household Income	\$79,978	\$105,573	\$106,081
Total Households	7,833	33,602	78,511

Year: 2024 | Source: ESRI

## TRAFFIC COUNTS

Southside Blvd	54,000 VPD
Baymeadows Rd	30,500 VPD

Year: 2024 | Source: fDOT

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Old Baymeadows Rd

## Availabilities

SUITE	SPACE SIZE
9908	IN NEGOTIATION
9928-1	1,192 SF
9926	1,500 SF
9928	700 SF
9942	2,250 SF (Restaurant)
9952	1,200 SF
9978-6	770 SF



Southside Blvd  
54,000 VPD



Great Clips



KUMON



DUNKIN'

Publix

152

Baymeadows Rd  
30,500 VPD



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