



**2026 CONSTRUCTION | CLASS A RETAIL
FOR LEASE \$38/SF**

Property Overview



LIGHTED
INTERSECTION



CLOSE PROXIMITY
TO I-95



TRAFFIC COUNT:
46,500±



54 PARKING
SPACES

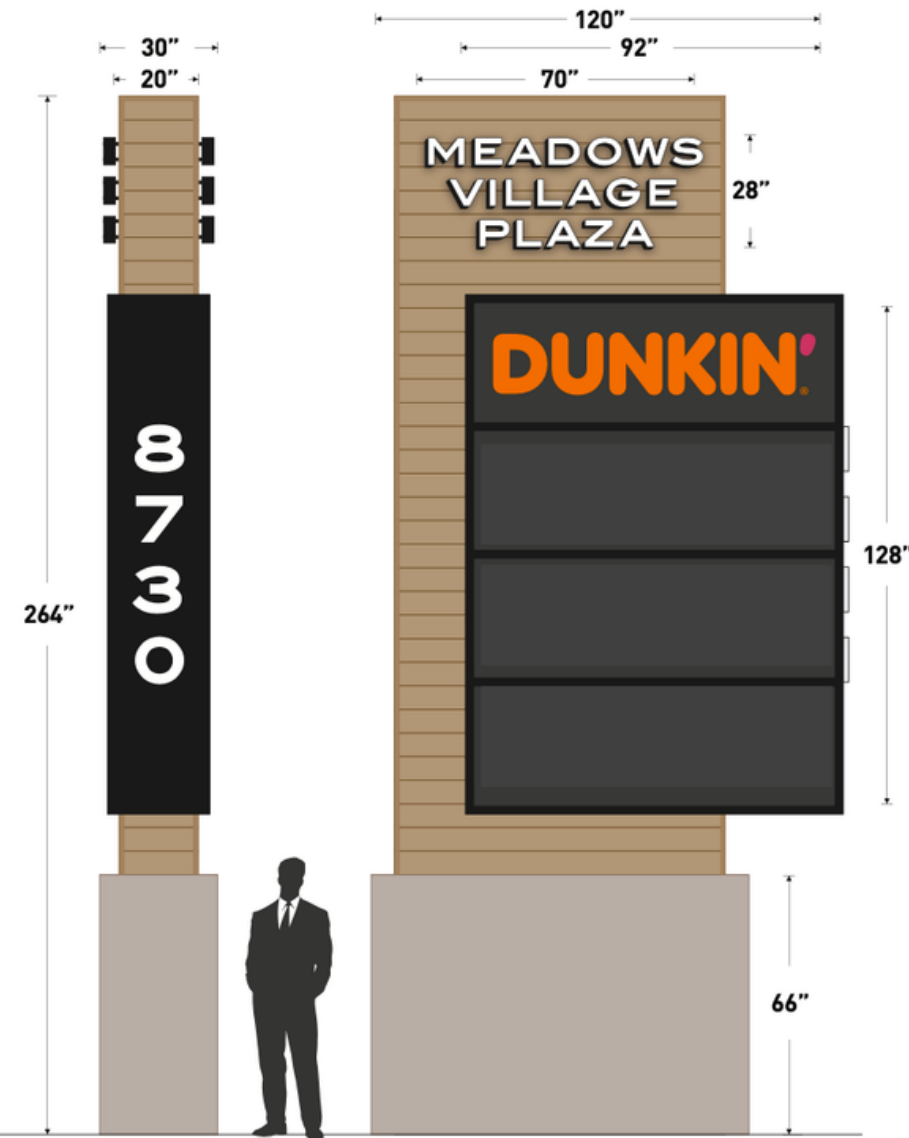


NEW
CONSTRUCTION



LOCATION:
BAYMEADOWS

Meadows Village Plaza is located along Baymeadows Road, a major east-west corridor connecting I-95 with Southside and San Jose Boulevards. The plaza is anchored by Dunkin' and offers excellent visibility to over 46,500± vehicles per day and easy access from surrounding neighborhoods and office parks. Its central location makes it ideal for capturing both local and commuter traffic. The Baymeadows area is home to a diverse and growing population, with a strong mix of residential communities and business developments. This blend of housing and employment centers supports consistent foot traffic throughout the day and creates a solid customer base for retailers and service providers.



FOR LEASE

8730 BAYMEADOWS ROAD, JACKSONVILLE, FL 32256

Property Highlights



- ANCHORED BY DUNKIN
- 2,145 SF - 7,538 SF AVAILABLE
- DARK SHELL DELIVERY
- \$38/SF + NNN
- EXCELLENT VISIBILITY AND ACCESS TO I-95, SOUTHSIDE BOULEVARD, AND PHILIPS HIGHWAY
- PRIME LOCATION: POSITIONED ALONGSIDE NATIONAL CHAINS LIKE STARBUCKS, MCDONALD'S, TACO BELL, WENDY'S, AND CHIPOTLE
- HIGH TRAFFIC: BENEFIT FROM 135,000 VEHICLES PASSING DAILY ON I-95 AND A 5-MILE POPULATION OF 120,000
- LOCATED IN THE HEART OF BAYMEADOWS BUSINESS DISTRICT NEAR PROMINENCE OFFICE PARK AND OTHER MAJOR EMPLOYERS
- NEARBY RETAILERS: LOCATED WITHIN 1 MILE OF MAJOR ANCHORS SUCH AS LOWES, BJ'S WHOLESALE, AND OFFICE DEPOT
- SURROUNDED BY DENSE RESIDENTIAL NEIGHBORHOODS



FOR LEASE

8730 BAYMEADOWS ROAD, JACKSONVILLE, FL 32256

Aerial Maps

Downtown Jax

RaceTrac

Wawa

FOR LEASE

8730 BAYMEADOWS ROAD, JACKSONVILLE, FL 32256

Aerial Maps



FOR LEASE

8730 BAYMEADOWS ROAD, JACKSONVILLE, FL 32256

Photos



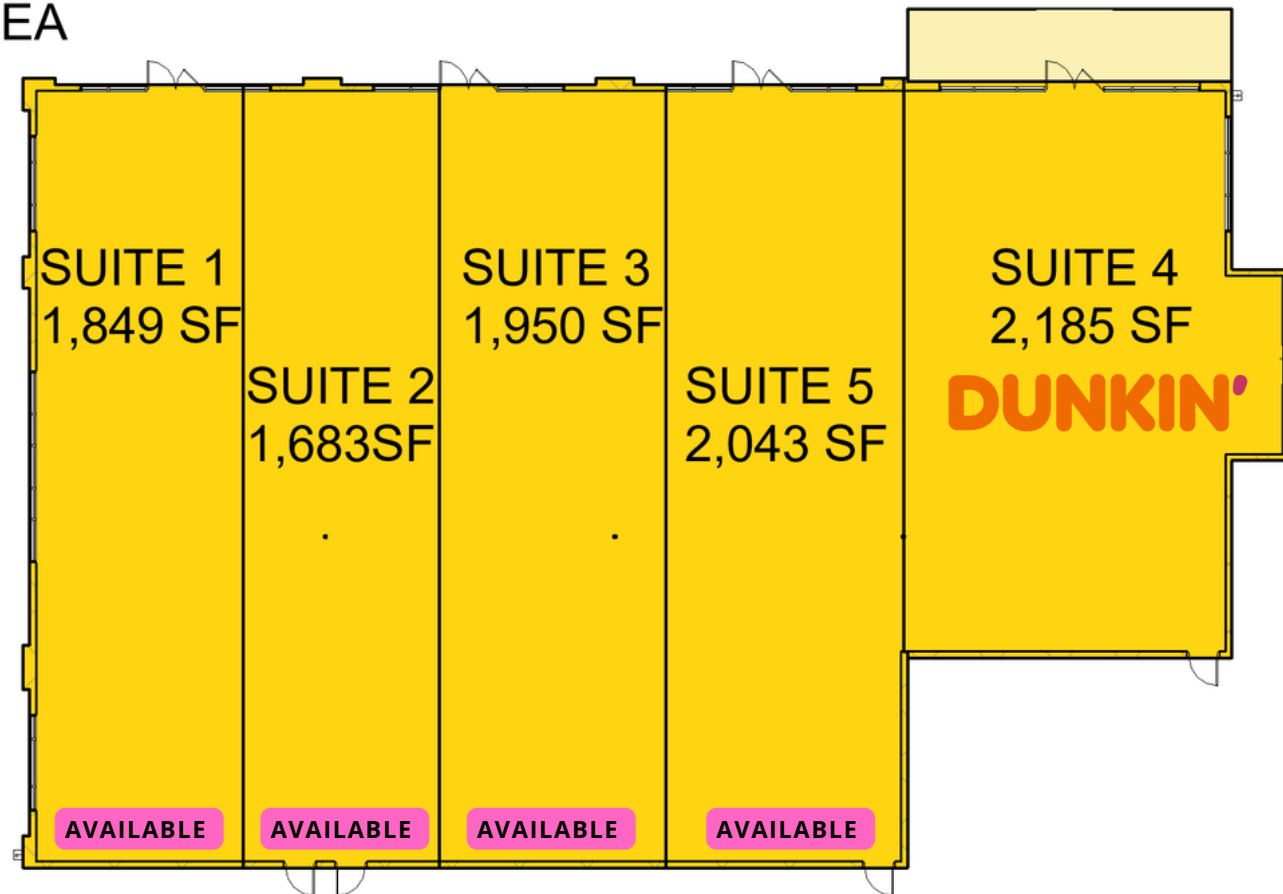
FOR LEASE

8730 BAYMEADOWS ROAD, JACKSONVILLE, FL 32256

Floor Plan

 GROSS LEASABLE
EXTERIOR AREA

 GROSS LEASABLE
INTERIOR AREA



FOR LEASE

8730 BAYMEADOWS ROAD, JACKSONVILLE, FL 32256



GET IN TOUCH



ELIAS HIONIDES
O. 904.241.1151
C. 904.894.6620
ehionides@petrajax.com



ASHLEIGH SHIM
O. 904.241.1151
C. 904.962.2655
ashleigh@petrajax.com

DISCLAIMER: THIS FLYER HAS BEEN PREPARED BY PETRA MANAGEMENT, INC. FOR MARKETING AND INFORMATIONAL PURPOSES ONLY. PETRA MANAGEMENT, INC. MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES, EXPRESS OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS, OR RELIABILITY OF THE INFORMATION PROVIDED HEREIN. INTERESTED PARTIES ARE ENCOURAGED TO CONDUCT THEIR OWN INDEPENDENT INVESTIGATION TO VERIFY ALL DETAILS. PETRA MANAGEMENT, INC. EXPRESSLY DISCLAIMS ANY AND ALL LIABILITY FOR ERRORS, OMISSIONS, OR ANY LOSS OR DAMAGES RESULTING FROM RELIANCE ON THIS MATERIAL. THIS DOCUMENT IS THE COPYRIGHTED PROPERTY OF PETRA MANAGEMENT, INC. ©2025. ALL RIGHTS RESERVED. THIS COMMUNICATION IS NOT INTENDED TO SOLICIT OR INDUCE THE BREACH OF ANY EXISTING AGREEMENTS.