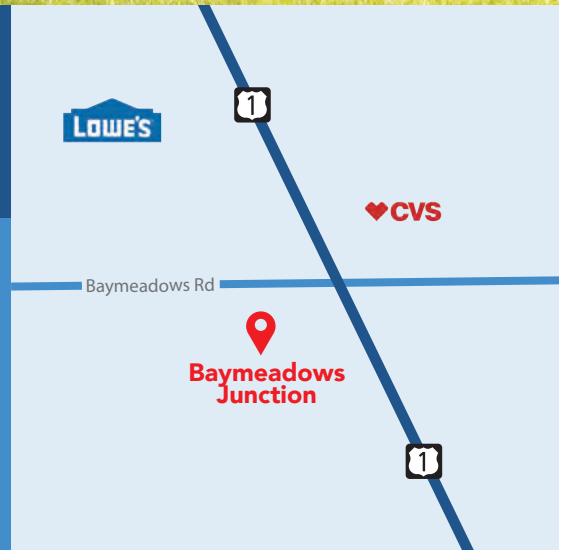




BAYMEADOWS JUNCTION

8206 Philips Hwy | Jacksonville, FL 32256

- Located in the high-traffic center of Southside close to area business parks & consumer services
- Potential to be visited by 80,000+ motorists daily
- Onsite out-parcel equipped to accommodate a building up to 5,200 sf



SIZE

Total
150,665 sf±

Divisible Space
1,650 sf±

Contiguous Space
12,727 sf±

DEMOGRAPHICS

	Population	Total Households	Average HH Income
1 Mi	6,081	2,605	\$75,880
3 Mi	75,243	34,050	\$74,092
5 Mi	174,156	75,348	\$82,793

TRAFFIC

Baymeadows Rd
41,000

US-1
44,500



PHOTOS

Baymeadows Junction | 8206 Philips Hwy | Jacksonville, FL 32256



FOR MORE INFO: ✉ leasing@ashproperties.com 📞 904.992.9000 🌐 ashproperties.com