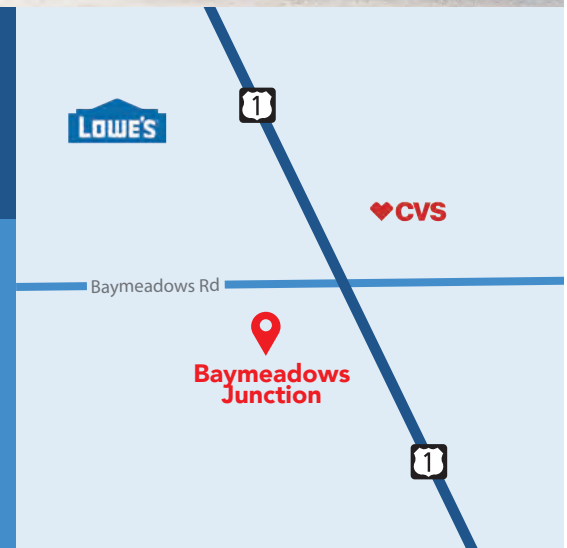




# BAYMEADOWS JUNCTION

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** sq ft±

Divisible Space  
**1,650** sq ft±

Contiguous Space  
**12,727** sq ft±

## DEMOGRAPHICS

	<u>Population</u>	<u>Total Households</u>	<u>Average HH Income</u>
1 Mi	<b>6,028</b>	<b>2,562</b>	<b>\$85,601</b>
3 Mi	<b>76,046</b>	<b>34,602</b>	<b>\$86,022</b>
5 Mi	<b>176,081</b>	<b>76,890</b>	<b>\$93,897</b>

## TRAFFIC

Baymeadows Rd  
**41,000**

US-1  
**44,500**







