

# 44,736 SF Daycare Center Available for Sale or Lease

0 Citicards Way, Jacksonville, FL 32258

Call for pricing



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## Premier Childcare Opportunity

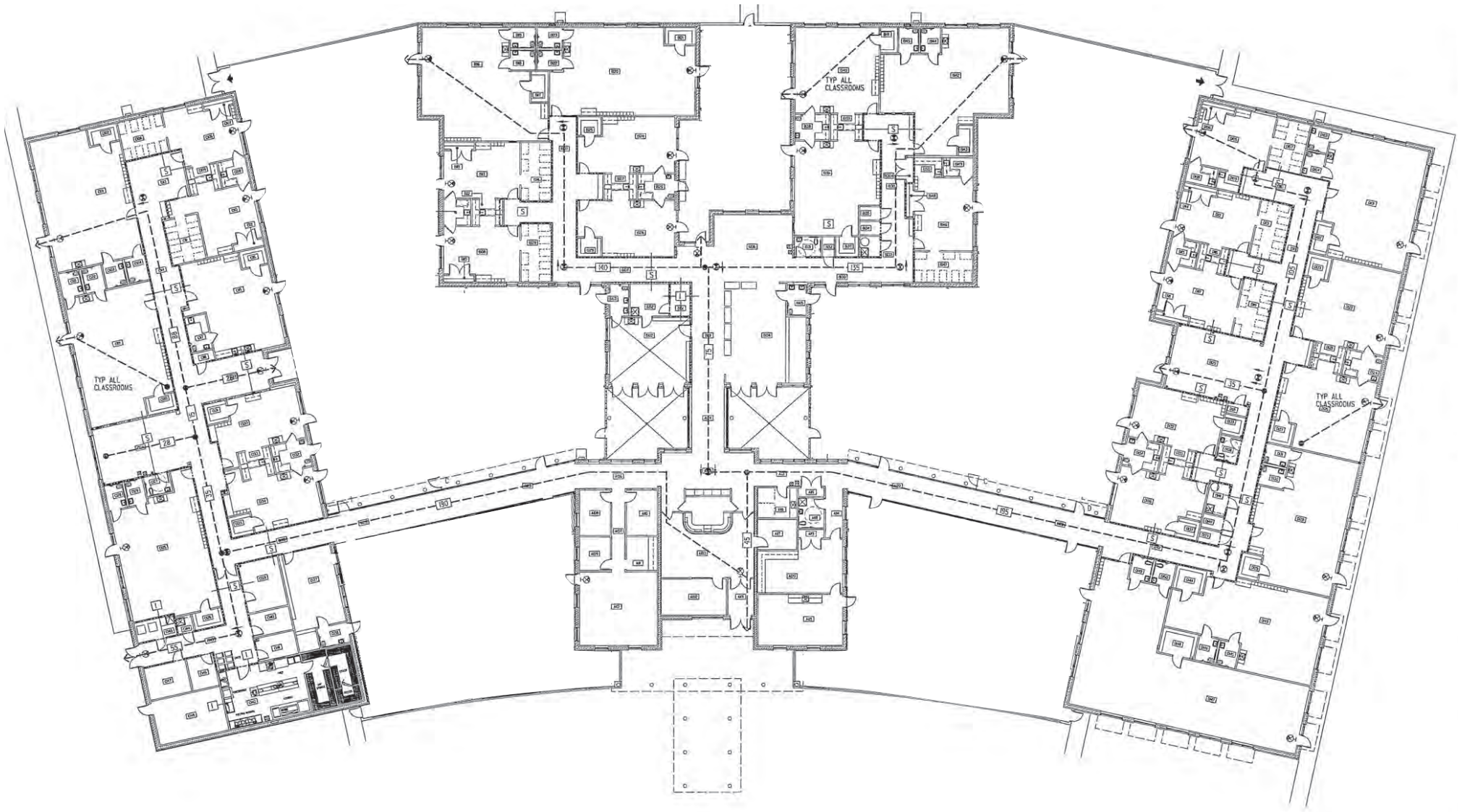
Discover this exceptional opportunity to own or lease a premier childcare facility in the heart of Jacksonville, Florida. This daycare center is strategically located near major employers such as Citicard, Baptist Hospital and Flagler Center Business Park, and is surrounded by residential neighborhoods.

This modern, purpose-built facility features expansive, sunlit classrooms, dedicated craft rooms, age-appropriate play areas, secure entry systems and ample on-site parking. The large outdoor playground areas, splash pad and green space are one of a kind. The center is equipped with a high-end professional kitchen, laundry room and backup generator. Completely furnished for full capacity (600 children), and all furniture can remain in place.



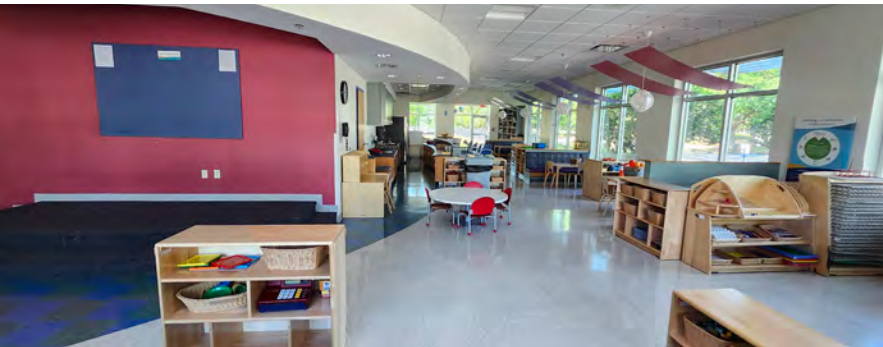
## Property Highlights

- 6.0 AC site
- Building parking - 140 spaces + 5 handicap spaces
- Site includes athletic fields plus basketball court with parking (16 spaces)
- 44,736 SF in 3 connected buildings
- Built in 2007
- Backup diesel generator for building
- Full commercial kitchen
- 600 child capacity
- Fully furnished





0 CITICARDS WAY | Interior Photos



0 CITICARDS WAY | Exterior Photos





Baptist Medical Center South  
407 Beds



Palm Bay Club Apartments  
416 Units

Century Bartram Park  
323 Units

Luxor Club Apartments  
464 Units

Old St. Augustine Rd  
Applebee's GRILL & BAR

Fountainhead Apartments  
350 Units

Vera Apartments  
252 Units

Citicard Campus

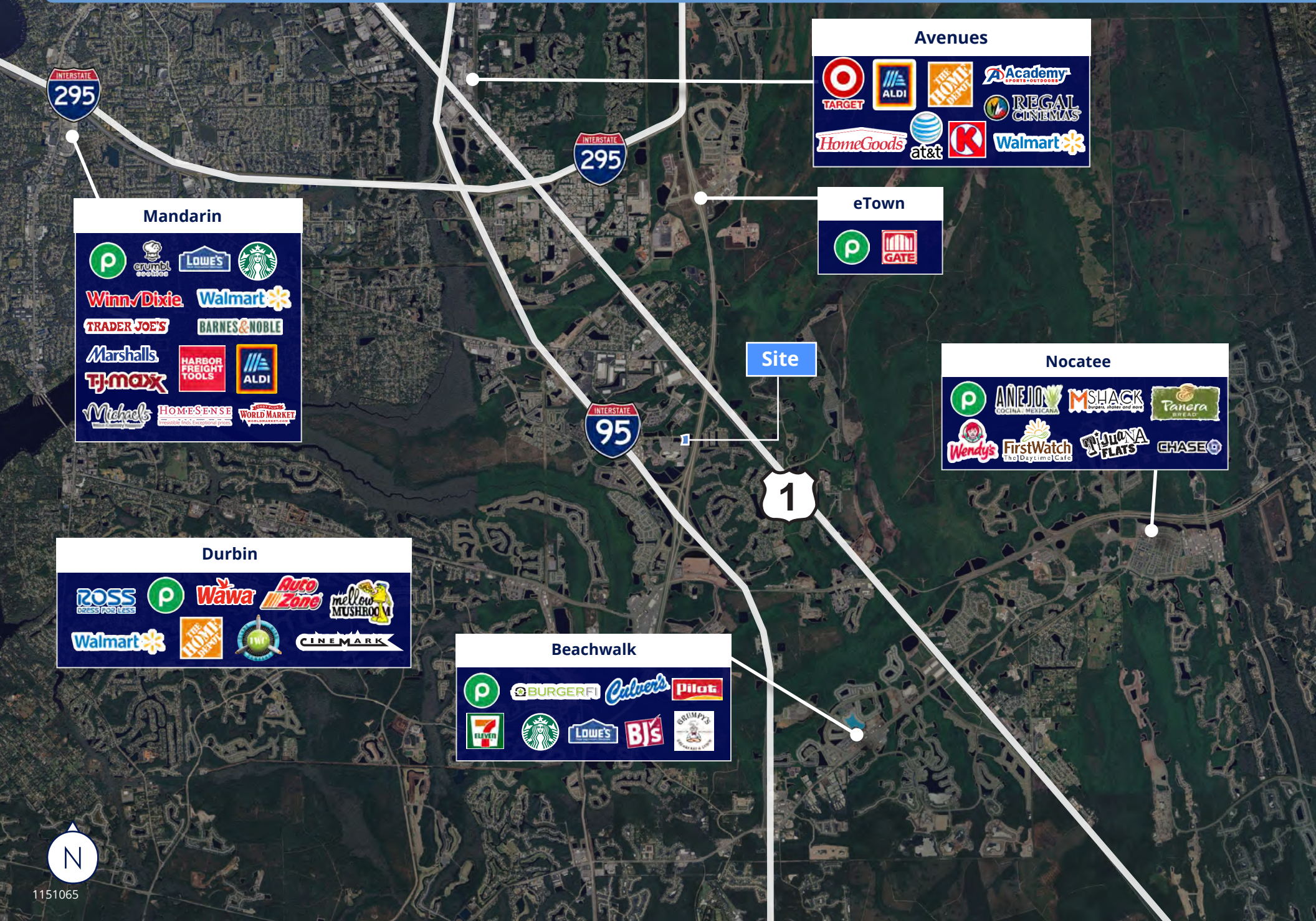
Site

Springs at Flagler Center  
250 Units

Alaquia Apartments  
218 Units

Cue Luxury Apartments  
296 Units





### Avenues



### eTown



### Mandarin



### Nocatee



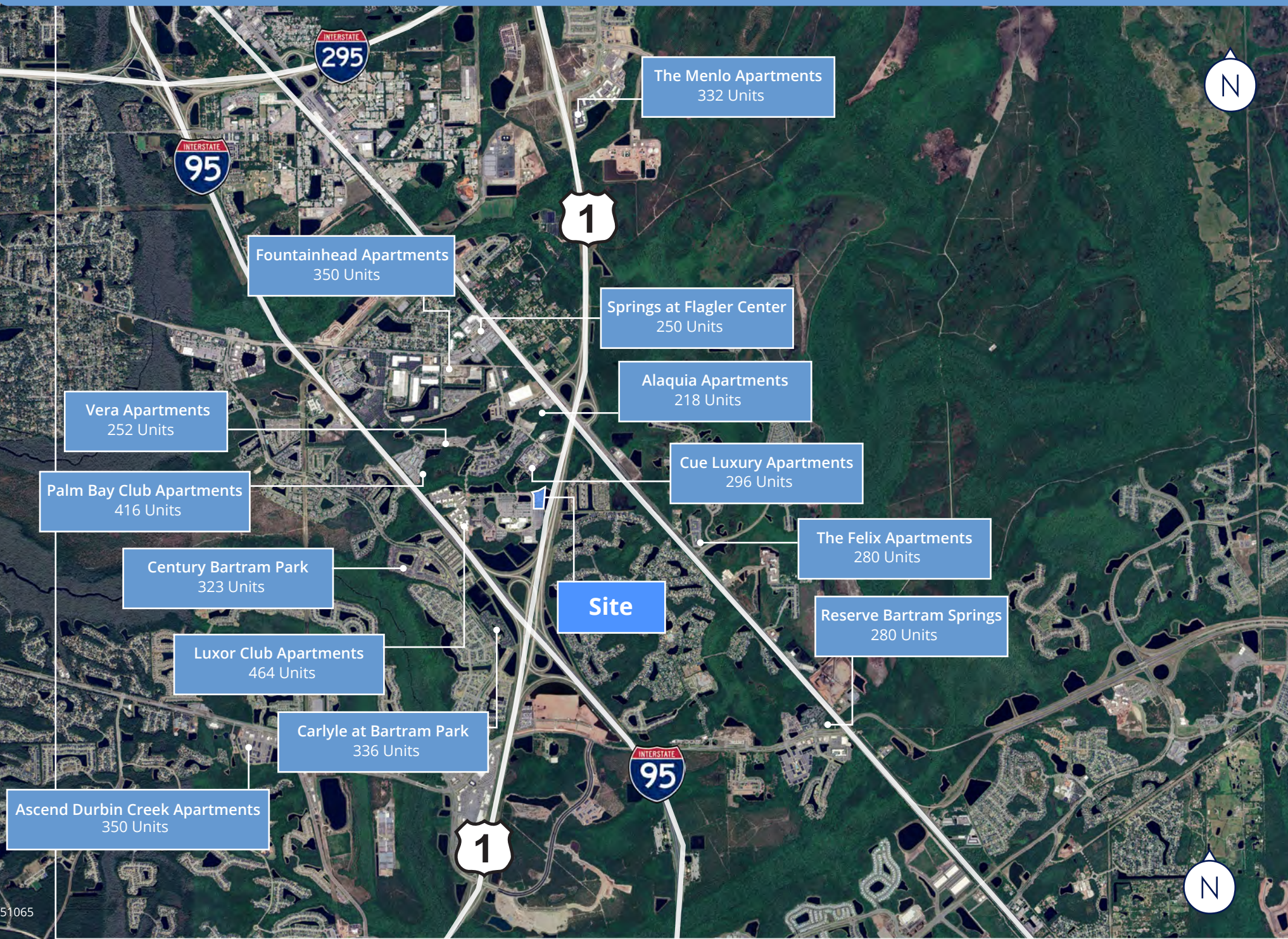
### Site

### Durbin



### Beachwalk







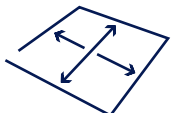
**17.1M SF**  
of office space



**70,000**  
Employees



**LIMITED CONSTRUCTION PIPELINE**  
No comparable buildings  
under construction in the submarket



**61K SF**  
12 month net absorption

The Butler/Baymeadows submarket is a highly appealing area for employers due to its favorable demographics and amenities. It features a young, well-educated workforce, with 56% of residents within a 3-mile radius of the area holding a bachelor's degree compared to 30% across Jacksonville. This high level of educational attainment, combined with a strong concentration of jobs in finance, insurance and healthcare sectors, has attracted numerous Fortune 500 companies to the area.

Furthermore, the submarket offers abundant dining and entertainment options, enhancing its appeal for both employers and residents. The southern part of Butler/Baymeadows has seen a boom in multifamily residential development, creating increased tenant demand. With nearly 3,000 residential units under development within a 5-mile radius, this growth signals a robust trend towards residential expansion, supporting the needs of a growing workforce and drawing more businesses to the area.



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