

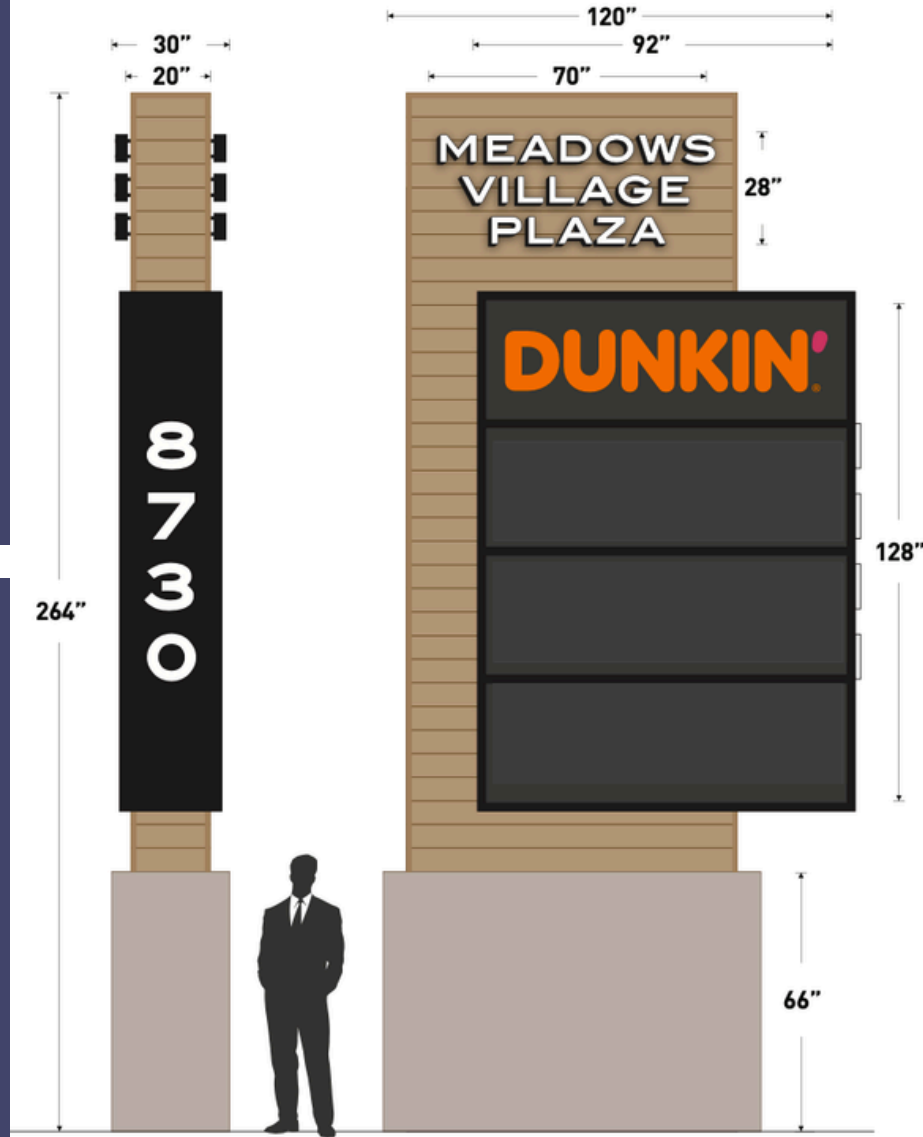


2026 CONSTRUCTION | CLASS A RETAIL
FOR LEASE \$38/SF

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



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Aerial Maps



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8730 BAYMEADOWS ROAD, JACKSONVILLE, FL 32256

Photo



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Site Plan



SUITES LAYOUT
1" = 20'-0"



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