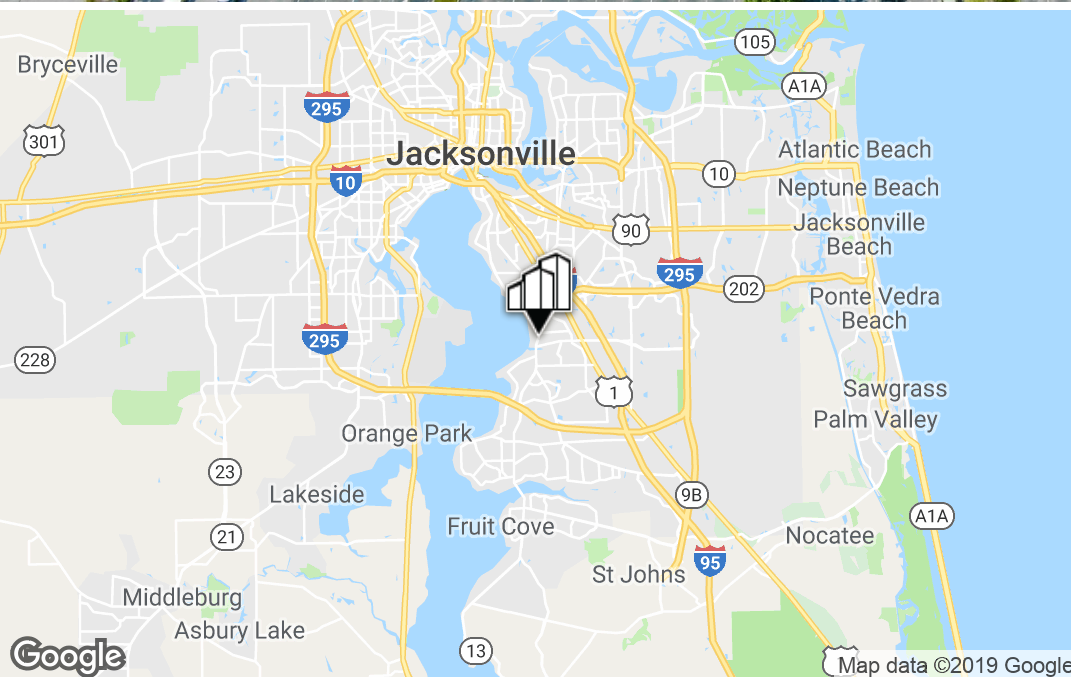


RETAIL PROPERTY FOR SALE

3907 BAYMEADOWS ROAD
JACKSONVILLE, FL 32217



PRIMEREALTY



For More Information:

Tyler Saldutti

Chief Executive Officer
904.373.0578
tsaldutti@primerealtyinc.com

Karen Hong

Vice President
904.930.4015
khong@primerealtyinc.com

4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family | Student Housing | Hotels

Information gathered from sources deemed to be reliable. Buyer shall not rely solely on this information and should check and verify.

Property Overview



OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	0.78 Acres
Year Built:	1977
Building Size:	13,720
Zoning:	CCG-1
Price / SF:	\$102.04
Market:	Jacksonville
Sub-Market:	Mandarin

PROPERTY OVERVIEW

Prime Realty is pleased to present 3907 Baymeadows Rd, a 13,720 SF multi-tenant retail center for sale. Excellent location near the signalized intersection of San Jose Blvd and Baymeadows Road where the center is able to serve San Marco, Mandarin and Southside.

Current tenants may be relocated. Frontage on Baymeadows Blvd and traffic counts of 21,000 VPD on Baymeadows Rd and 47,500 VPD on San Jose Blvd. This Mandarin property offers a strong retail trade area and a high density of residential homes, over 63,000 households within 5 miles.

Tyler Saldutti

Chief Executive Officer
904.373.0578
tsaldutti@primerealtyinc.com

Karen Hong

Vice President
904.930.4015
khong@primerealtyinc.com

Additional Photos



Tyler Saldutti

Chief Executive Officer
904.373.0578
tsaldutti@primerealtyinc.com

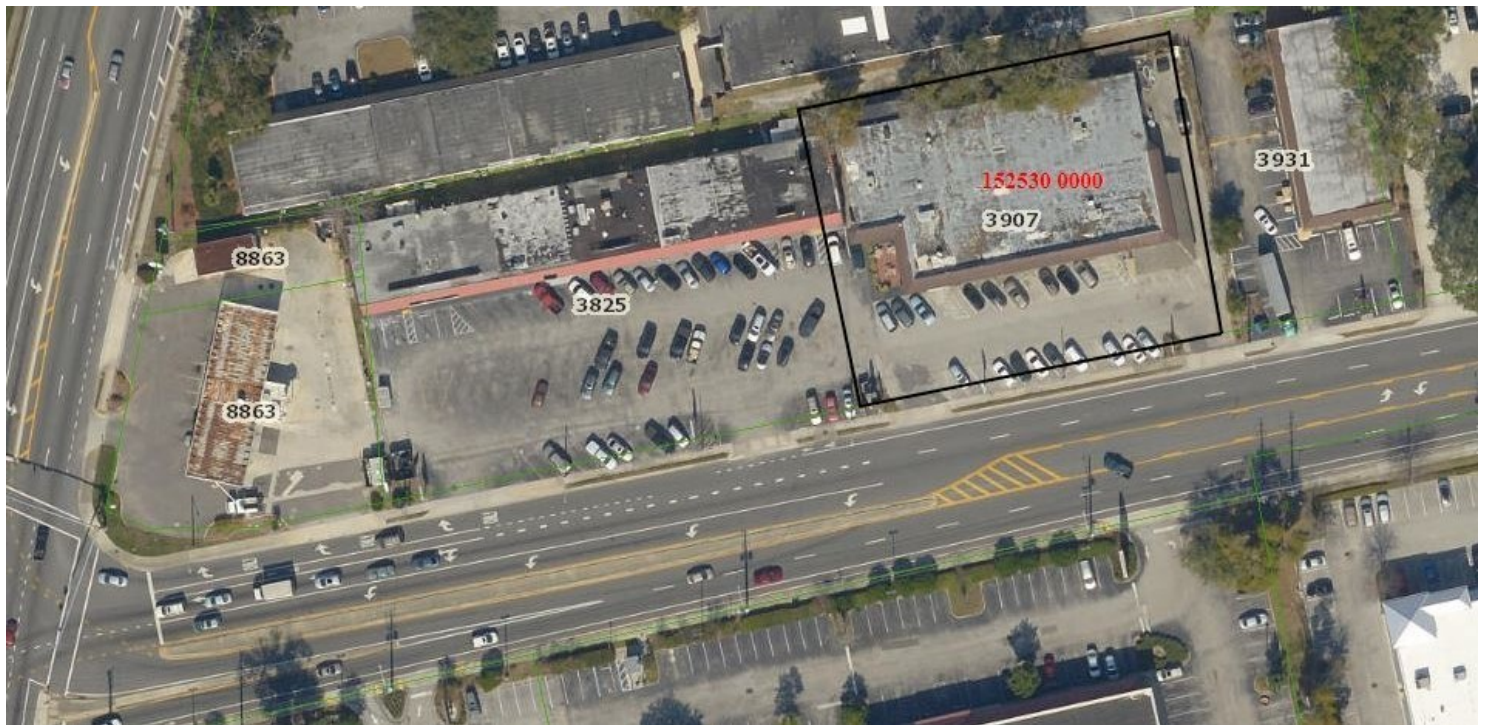
Karen Hong

Vice President
904.930.4015
khong@primerealtyinc.com

Retail Property For Sale | 3907 Baymeadows Road



Jacksonville, FL 32217



Tyler Saldutti

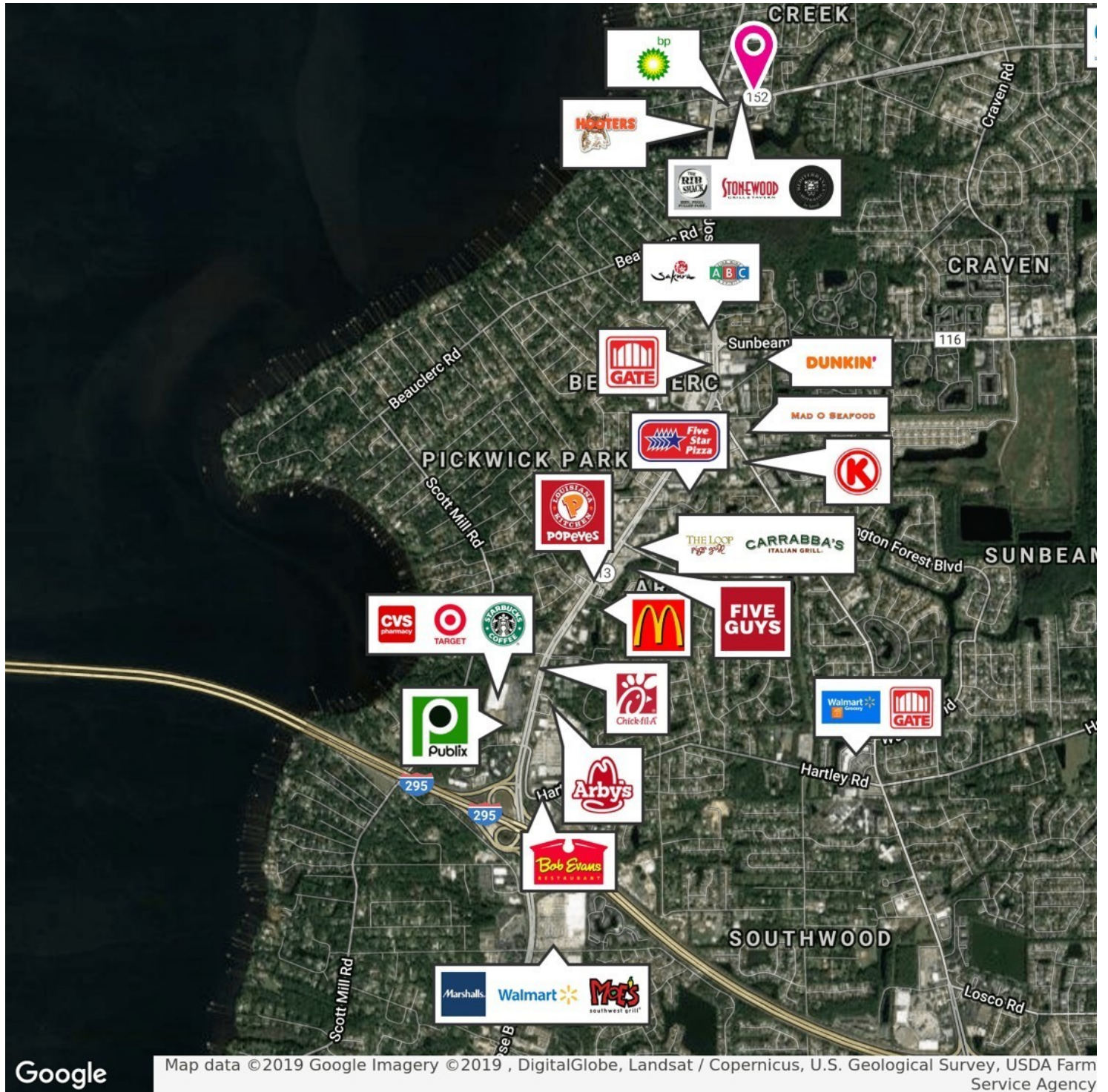
Chief Executive Officer
904.373.0578
tsaldutti@primerealtyinc.com

Karen Hong

Vice President
904.930.4015
khong@primerealtyinc.com

4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400
Office | Industrial | Retail | Multi-Family | Student Housing | Hotels

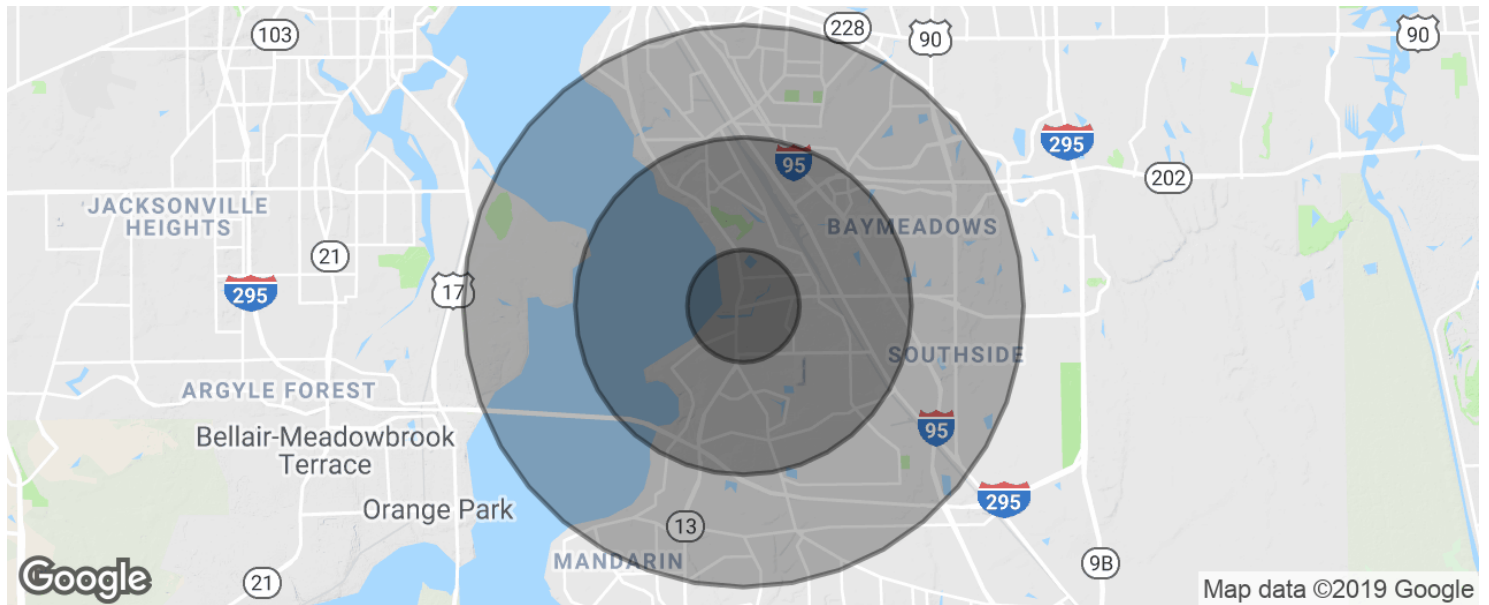
Retail Map



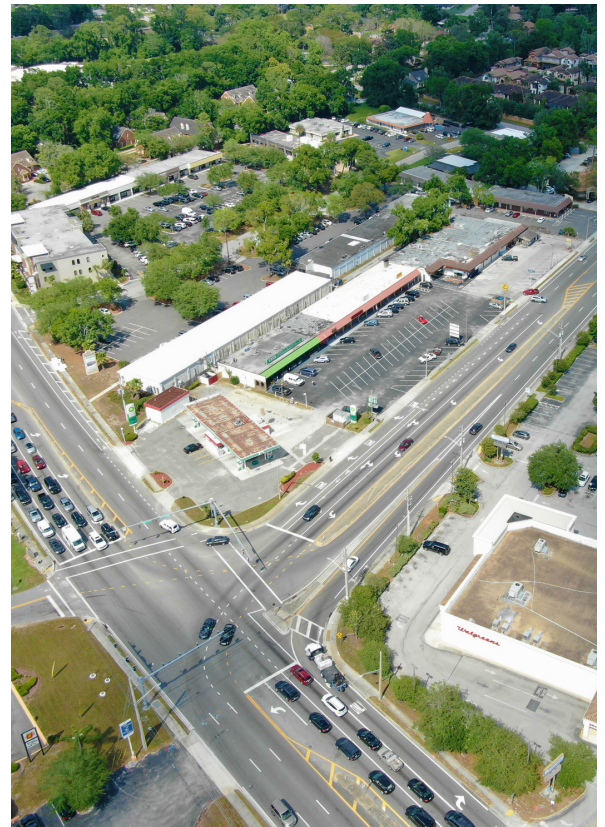
Tyler Saldutti
Chief Executive Officer
904.373.0578
tsaldutti@primerealtyinc.com

Karen Hong
Vice President
904.930.4015
khong@primerealtyinc.com

Demographics



2018 - 2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2018 Population	10,648	52,867	151,074
Projected 2023 Population	11,158	55,435	160,206
2018-2023 Population Change	0.94%	0.95%	9,132%
Households	4,860	22,782	63,807
Median Age	42.8	40.5	38.2
Average Household Size	2.17	2.30	2.32
Median Household Income	\$57,189	\$53,676	\$55,549
Average Household Income	\$85,762	\$77,303	\$77,840
Per Capita Income	\$37,869	\$33,511	\$33,711



Tyler Saldutti
 Chief Executive Officer
 904.373.0578
 tsaldutti@primerealtyinc.com

Karen Hong
 Vice President
 904.930.4015
 khong@primerealtyinc.com