

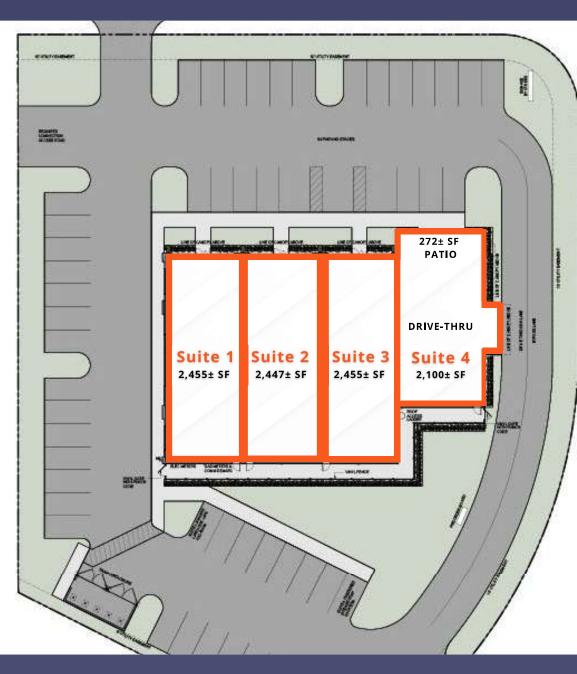


Property Overview





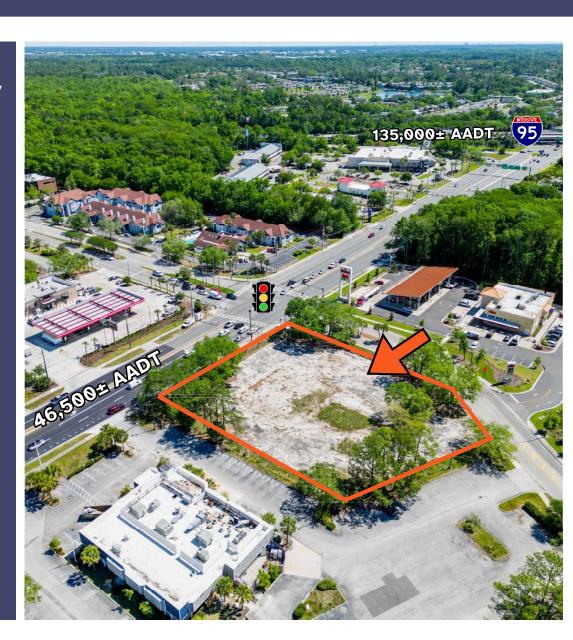
Meadows Village Plaza is located along Baymeadows Road, a major east-west corridor connecting I-95 with Southside and San Jose Boulevards. The site offers excellent visibility to over 46,500± vehicles per day and easy access from surrounding neighborhoods and office parks. Its central location makes 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.



Property Highlights



- EXCELLENT VISIBILITY AND ACCESS TO I-95,
 SOUTHSIDE BOULEVARD, AND PHILIPS HIGHWAY,
- LOCATED AT A LIGHTED INTERSECTION
- 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, JUST MINUTES FROM
 PROMINENCE OFFICE PARK CONCENTRIX, 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
- MINUTES FROM ST. JOHNS TOWN CENTER AND THE AVENUES MALL
- STRONG MIX OF DAYTIME AND EVENING TRAFFIC FROM NEARBY BUSINESSES AND HOME

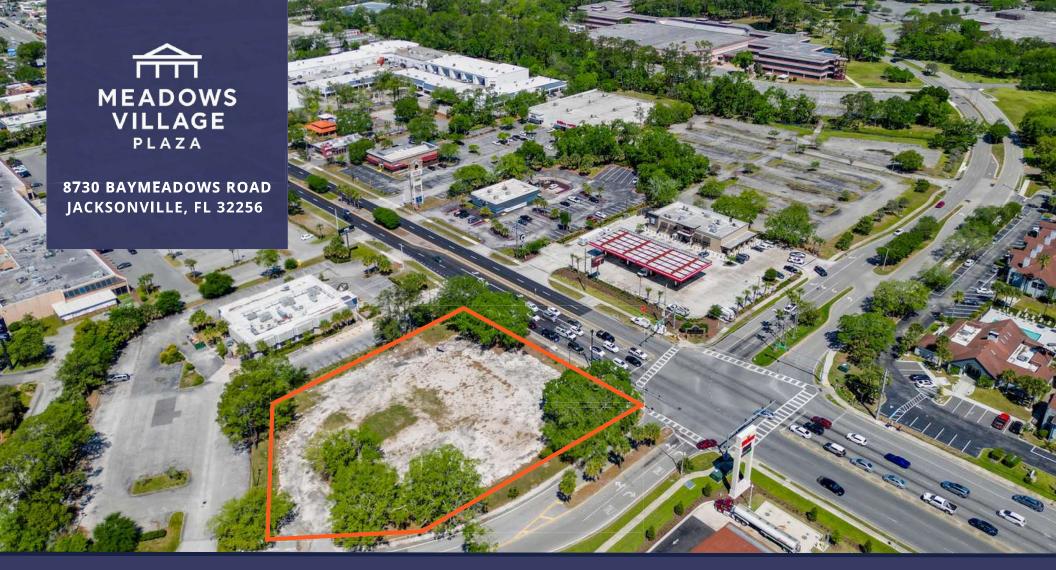


Aerial Maps











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