



The Spectrum

8081 Philips Highway
Jacksonville, Florida 32256

Property Highlights

- Located at the intersection of Philips Highway and Baymeadows Road with over 74,500 average daily vehicular trips.
- Excellent visibility on Philips Highway with building signage available
- Easy access to Interstate 95 and Interstate 295
- Ample surface parking
- Professional property management

Property Overview

Retail / Office / Showroom Space Available for Lease located at the northeast corner of the signalized intersection of Philips Highway (US Highway 1) and Baymeadows Road in Jacksonville, Florida. The Property, built in 1985, consists of two single-story buildings totaling 101,193 square feet on 8.20 acres. Spectrum I is a multi-tenanted building and includes Wells Fargo, AmeriLife, River City Medical, and 11 other in-line tenants. A free-standing Lowes is directly across Philips Highway with over 74,500 average daily vehicular trips.

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,376	31,149	69,621
Total Population	5,572	68,113	161,008
Average HH Income	\$67,582	\$67,972	\$74,227

Spaces	Lease Rate	Space Size
Suite 1	\$14.00 SF/yr	11,046 SF
Suite 6	\$16.00 SF/yr	1,841 SF
Suite 13	\$16.00 SF/yr	2,097 SF

For More Information



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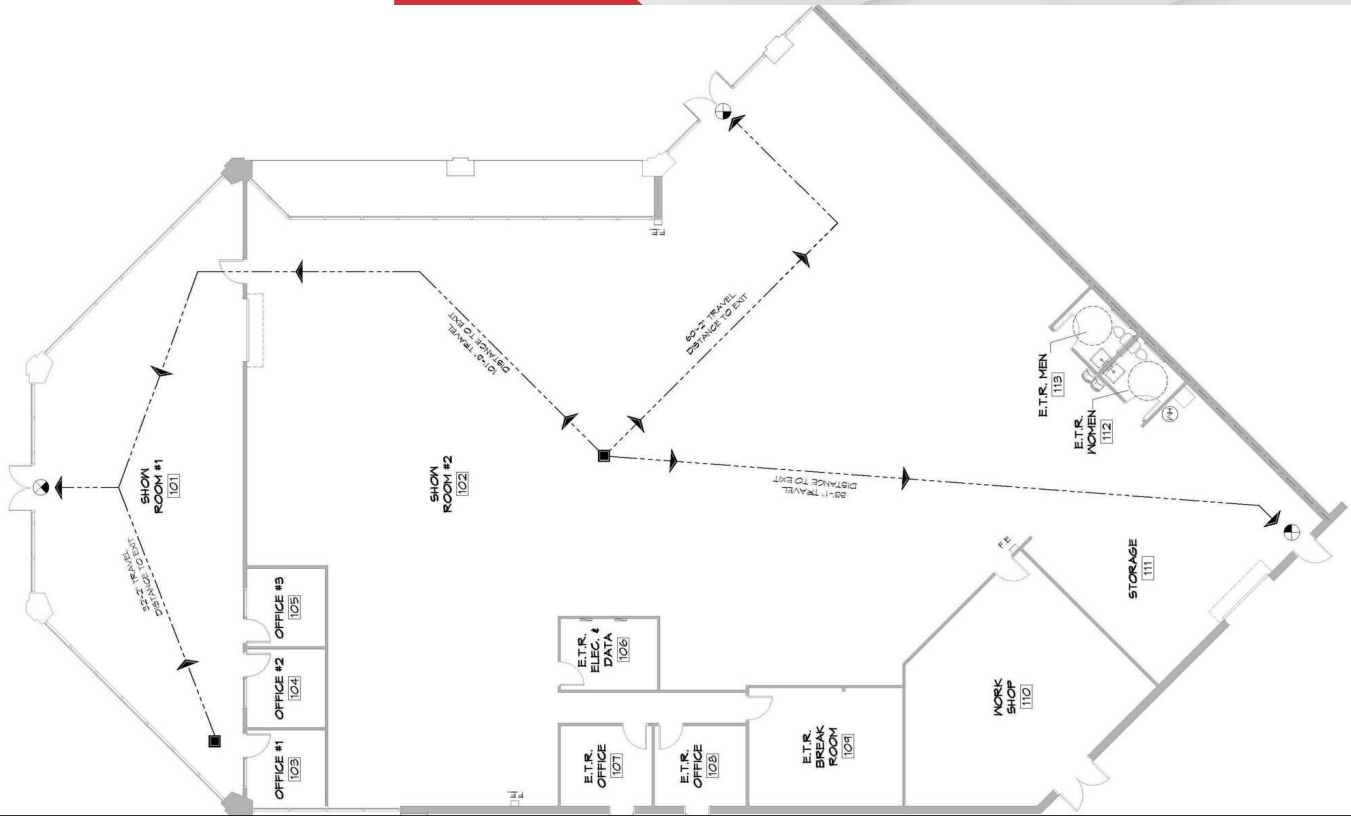


Legend

Available
Unavailable

Available Spaces

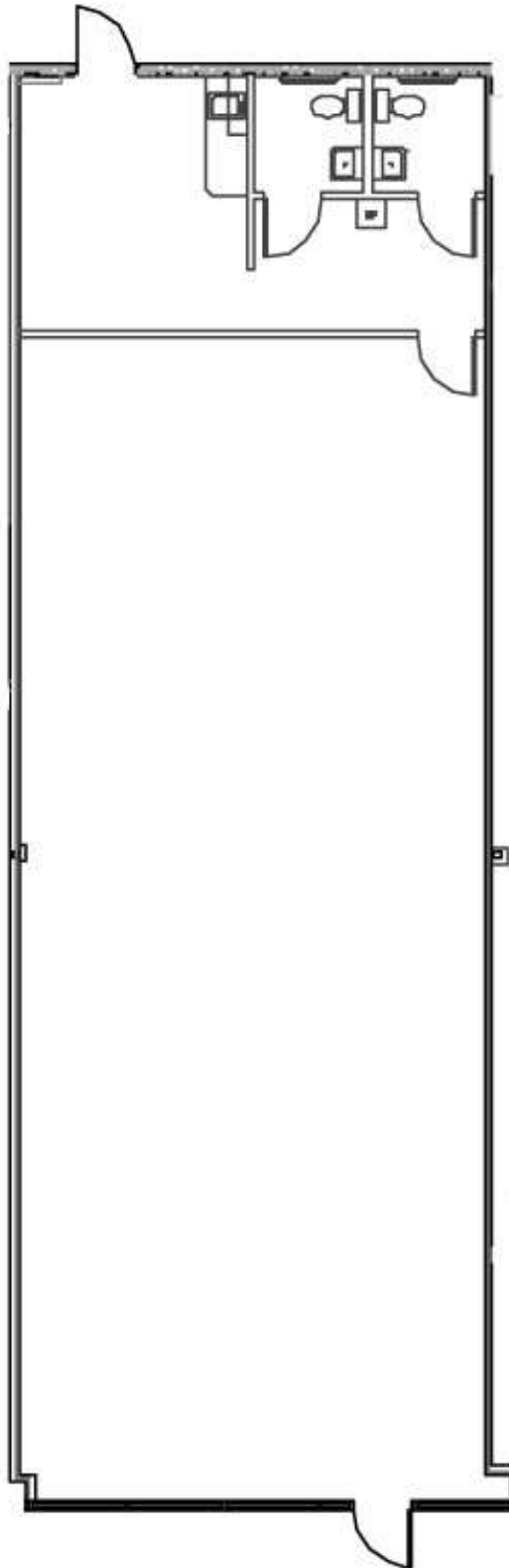
Suite	Tenant	Size	Type	Rate	Description
Suite 1	Available	11,046 SF	NNN	\$14.00 SF/yr	Showroom and flex/warehouse space: 15' ceilings, sprinklered, 1 grade-level roll-up door
Suite 6	Available	1,841 SF	NNN	\$16.00 SF/yr	-
Suite 13	Available	2,097 SF	NNN	\$16.00 SF/yr	-

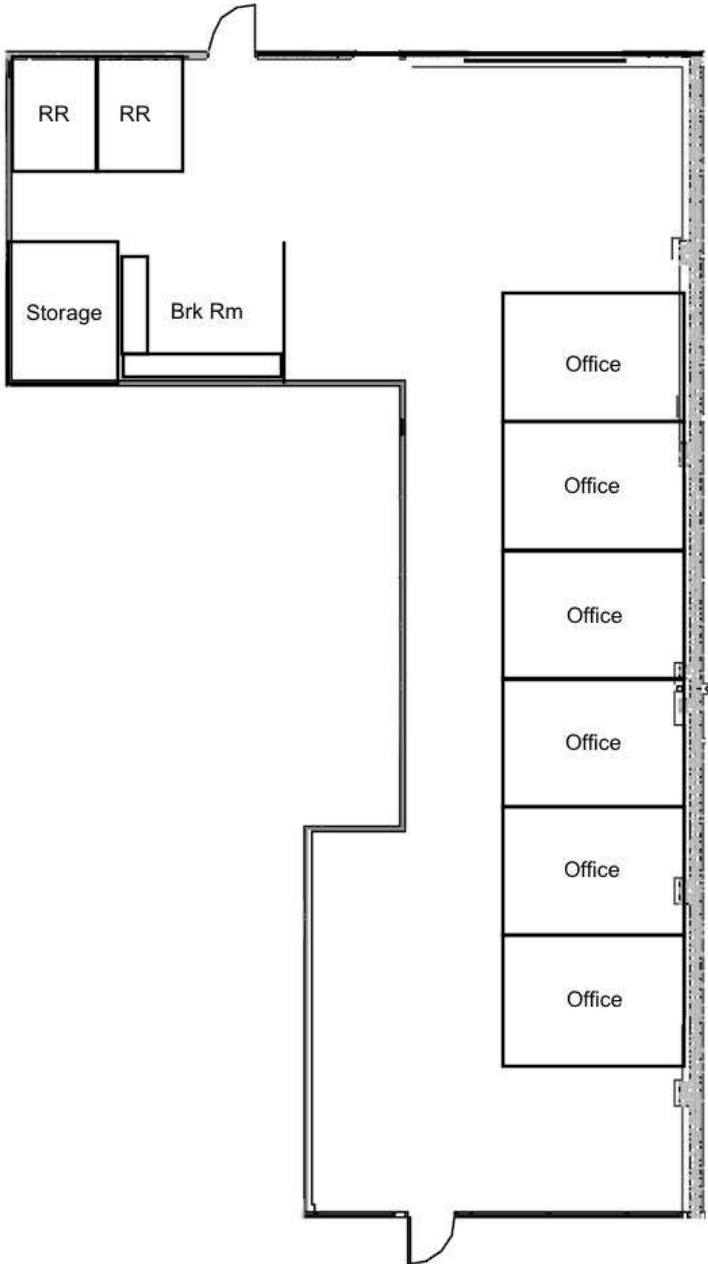


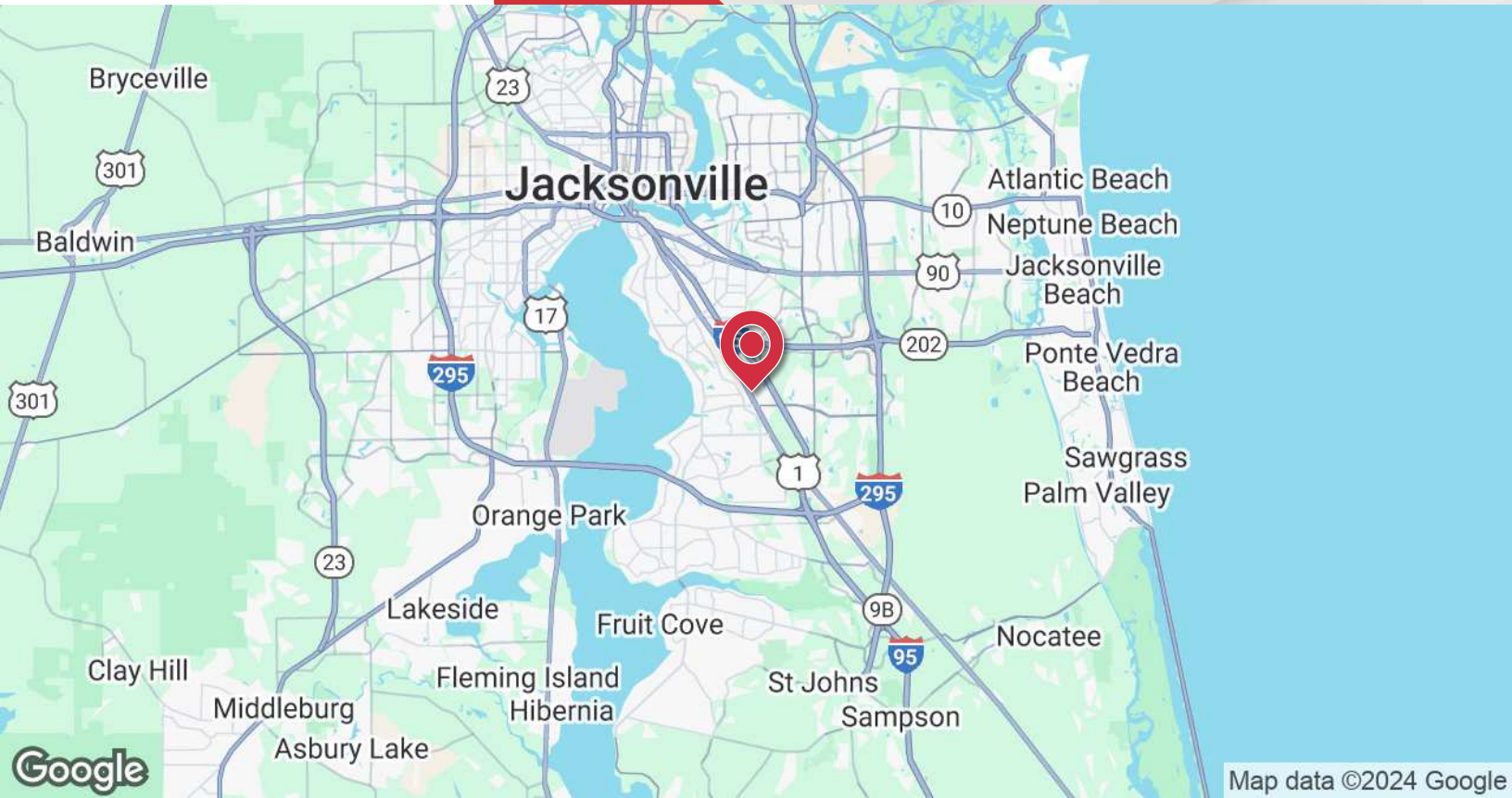
Showroom and flex/warehouse space: 15' ceilings, sprinklered, 1 grade-level roll-up door

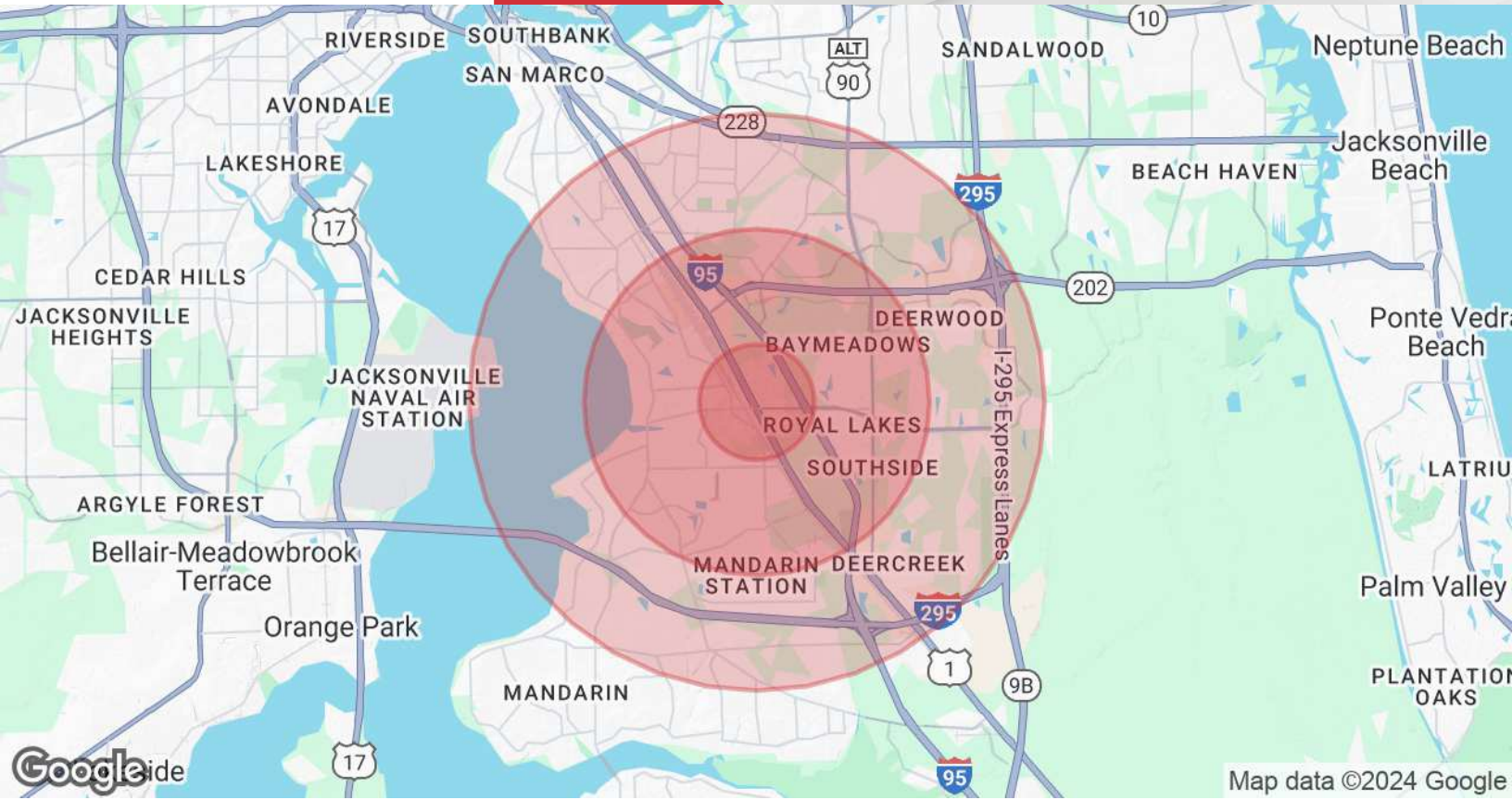


Building sign available with Philips Hwy frontage









Population

	1 Mile	3 Miles	5 Miles
Total Population	5,572	68,113	161,008
Average Age	32.8	33.9	35.6
Average Age (Male)	29.9	33.0	34.2
Average Age (Female)	36.6	35.8	37.5

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,376	31,149	69,621
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$67,582	\$67,972	\$74,227
Average House Value	\$201,381	\$226,408	\$266,882

2020 American Community Survey (ACS)