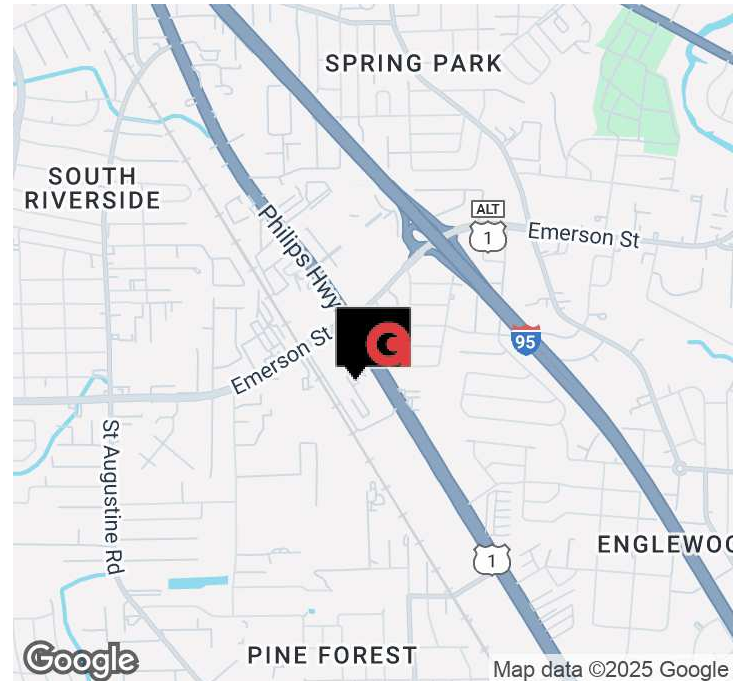


# 3728 PHILIPS HWY, JACKSONVILLE, FL, 32207

3728 Philips Hwy Jacksonville, FL 32207



## Offering Summary

<b>Lease Rate:</b>	\$12.50 SF/yr (NNN)
<b>Building Size:</b>	200,000 SF
<b>Available SF:</b>	2,450 - 6,465 SF
<b>Lot Size:</b>	4.59 Acres
<b>Year Built:</b>	1989
<b>Zoning:</b>	IBP

## Property Overview

Addison Commercial Real Estate is proud to exclusively represent Midway Park here in Jacksonville, FL. Formerly known as Central Park, Midway combines a distinct professional atmosphere with the convenience of a central location to deliver businesses an environment in which they can thrive.

## Property Highlights

- The reimagined Midway Park combines a professional atmosphere with accessibility and convenience that businesses desire from a central location.
- Small to large suites with grade-level or dock-high loading that are ideal for any user type including office, medical, showroom, or distribution.
- Dedicated landlord and on-site property management team
- Immediate access to Philips Highway and excellent proximity to I-95

## CONTACT

### Advisors

**Duke Addison, MBA**  
 904.354.1789 x212  
 daddison@acrei.com

### Office

**Addison Commercial Real Estate, Inc.**  
 7400 Baymeadows Way, Ste. 320  
 904.354.1789 | www.acrei.com

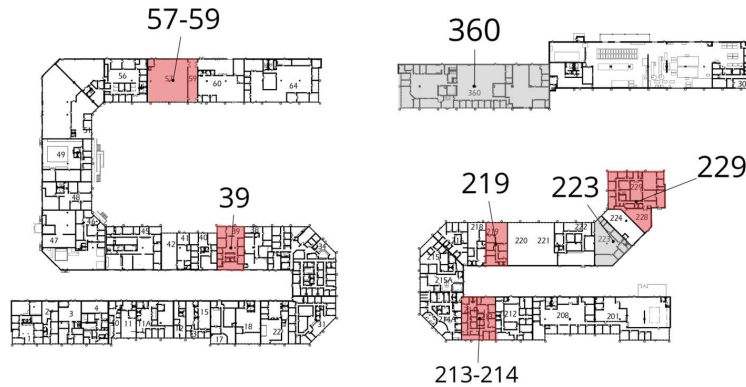


For Lease

# 3728 PHILIPS HWY, JACKSONVILLE, FL, 32207



3728 Philips Hwy Jacksonville, FL 32207



MIDWAY 3728  
3728 Philips Highway  
Jacksonville, Florida 32207  
realop  
by  
LANE ARCHITECTURE  
904 Magazine Street  
Jacksonville, Florida 32204  
904.355.9020  
3 Lane Arch. Inc. #0112715



## Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,450 - 6,465 SF	Lease Rate:	\$12.50 SF/yr

## Available Spaces

Suite	Tenant	Size	Type	Rate
39	Available	3,231 SF	NNN	\$12.50 SF/yr
57-59	Available	5,645 SF	NNN	\$12.50 SF/yr
219	Available	2,450 SF	NNN	\$12.50 SF/yr
229	Available	6,465 SF	NNN	\$12.50 SF/yr

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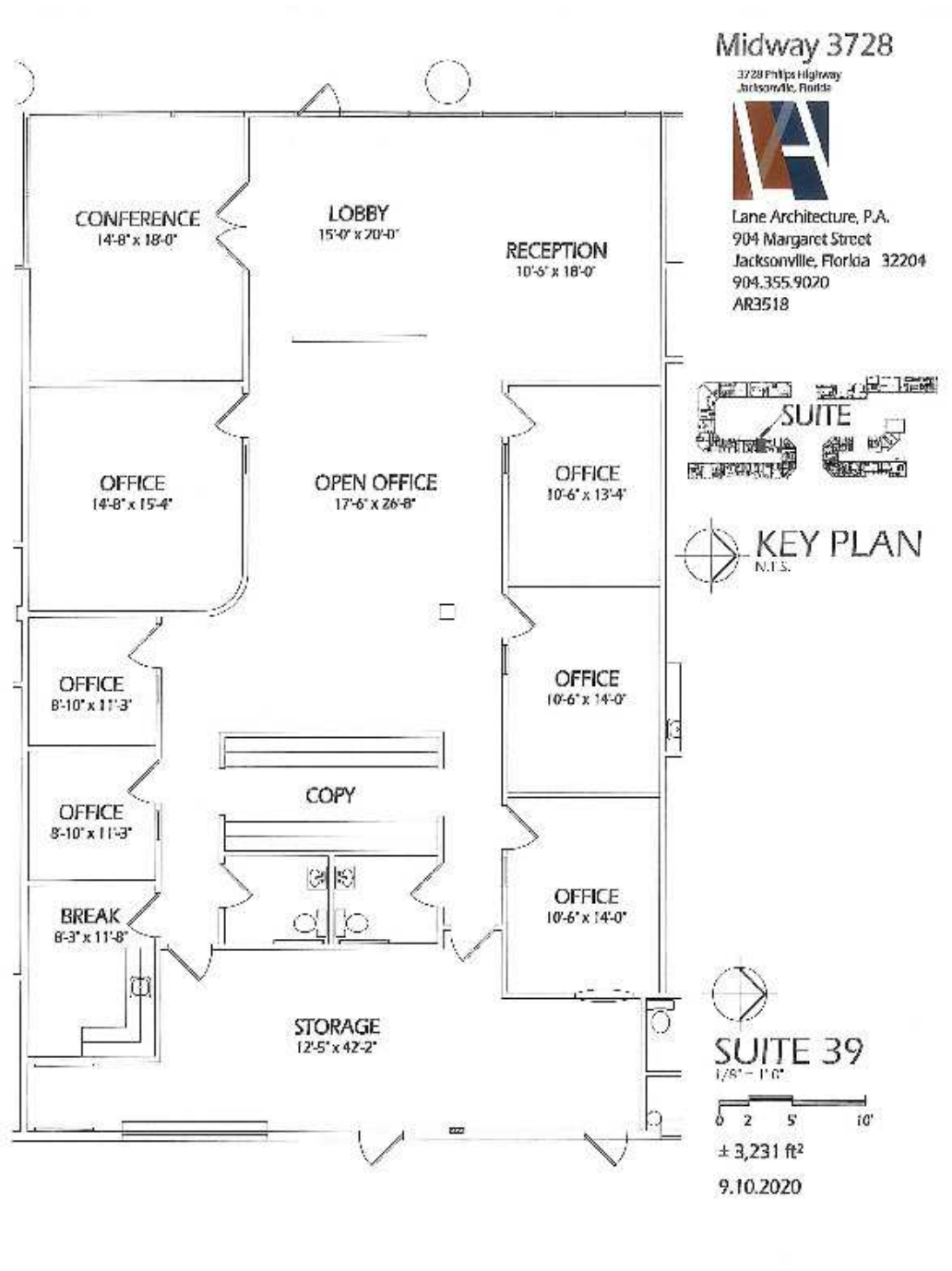


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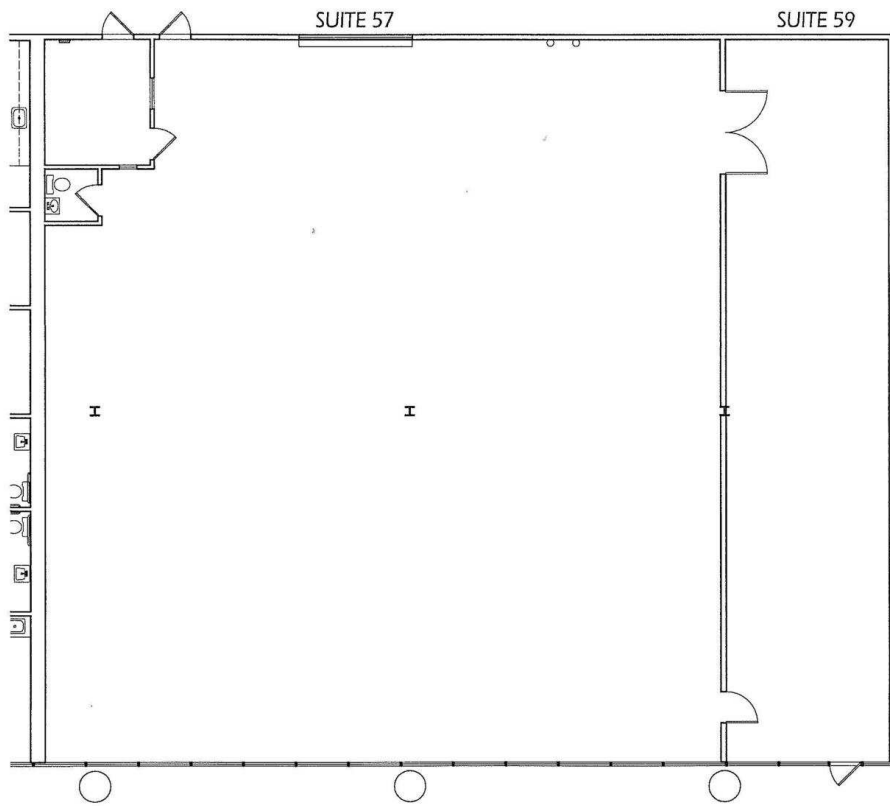


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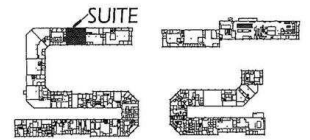
3728  
MIDWAY

3728 Philips Highway  
Jacksonville, Florida 32207

for  
realop  
INVESTMENTS

by  
LANE ARCHITECTURE

904 Margaret Street  
Jacksonville, Florida 32204  
904.355.9020  
J. Lane, Reg. No. AR 12715



KEY PLAN  
N.T.S.

SUITE 57 & 59  
1/8" = 1'-0"

0 2' 5' 10'  
5.10.2023  
± 5,645 SF

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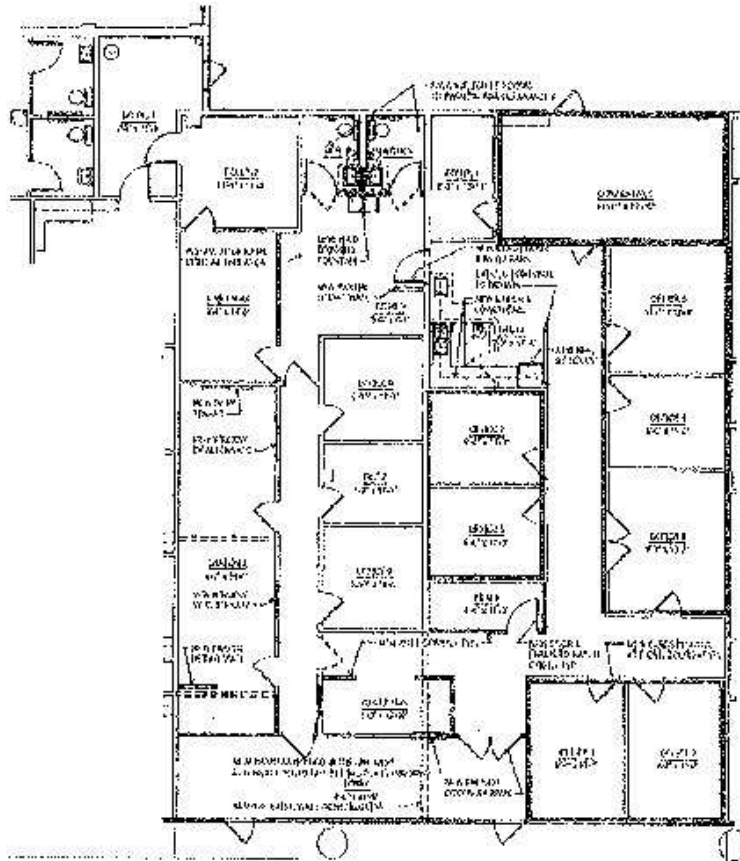
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Exhibit A

Office for Carpet Replacement (shown in Red)



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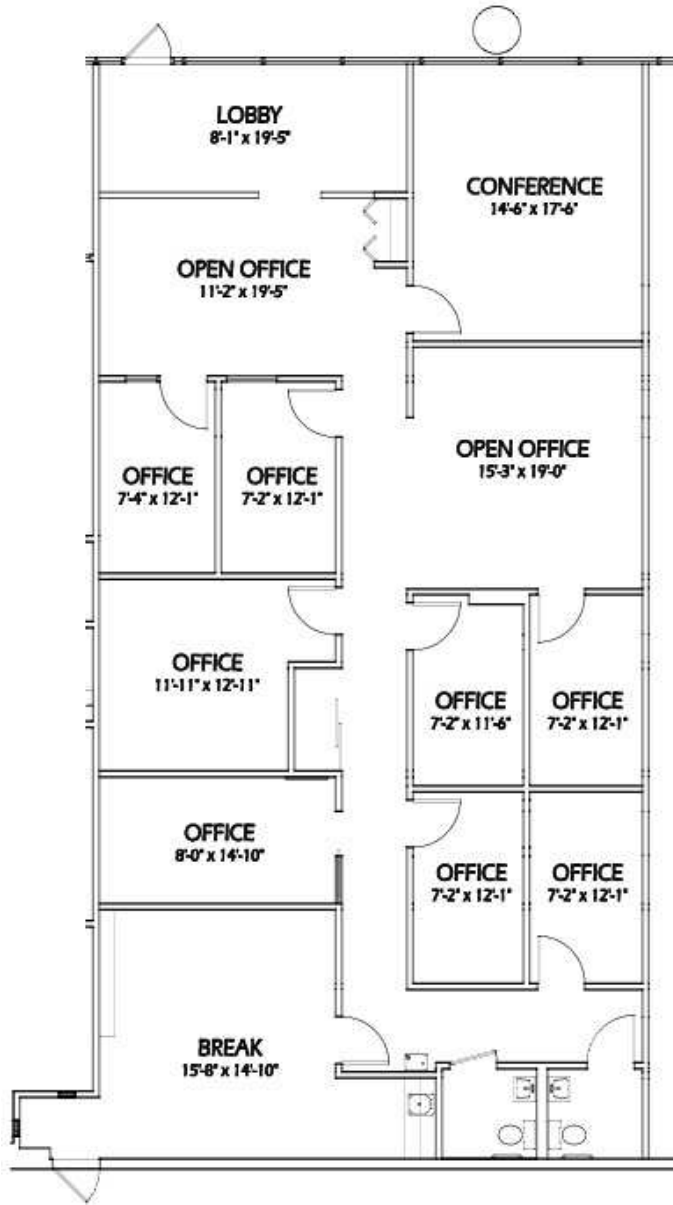


For Lease

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## Midway 3728

3728 Philips Highway  
Jacksonville, Florida



Lane Architecture, P.A.  
904 Margaret Street  
Jacksonville, Florida 32204  
904.355.9020  
AR3518



KEY PLAN  
N.T.S.



## SUITE 219

1/8" = 1'-0"

0 2 5 10'

± 2,450 ft<sup>2</sup>

9.10.2020

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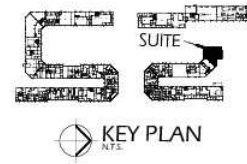
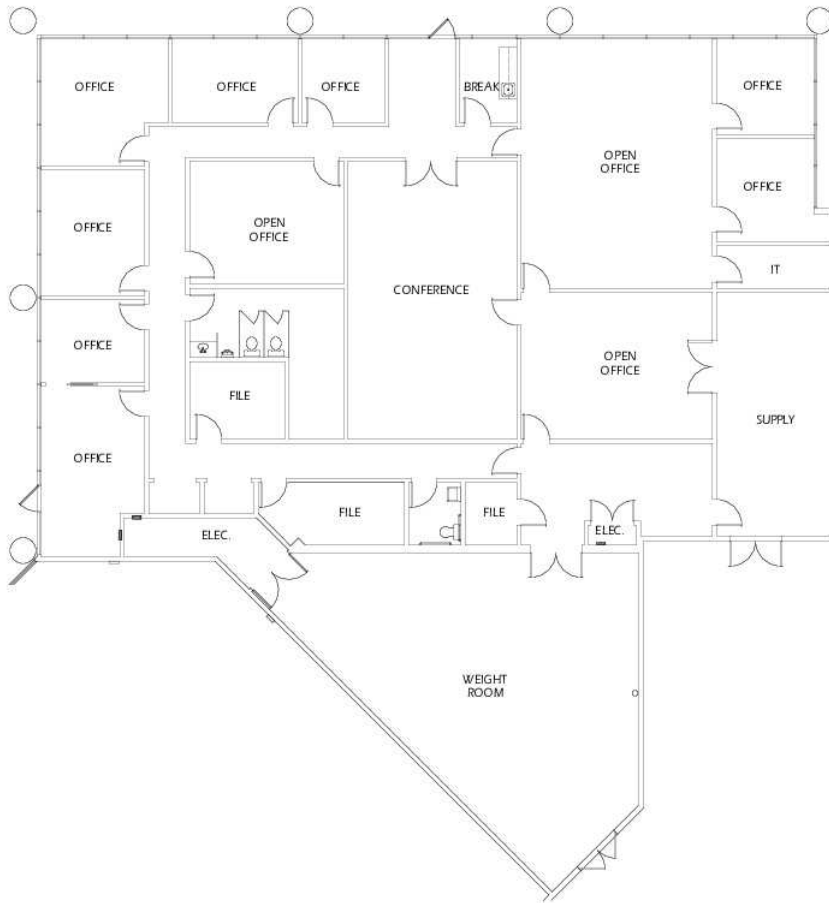


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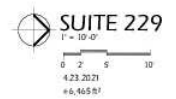


MIDWAY 3728

3728 Philips Highway  
Jacksonville, Florida 32207



LANE ARCHITECTURE  
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Jacksonville, Florida 32204  
904.355.9120  
J. Lane, Reg. No. AB 12715



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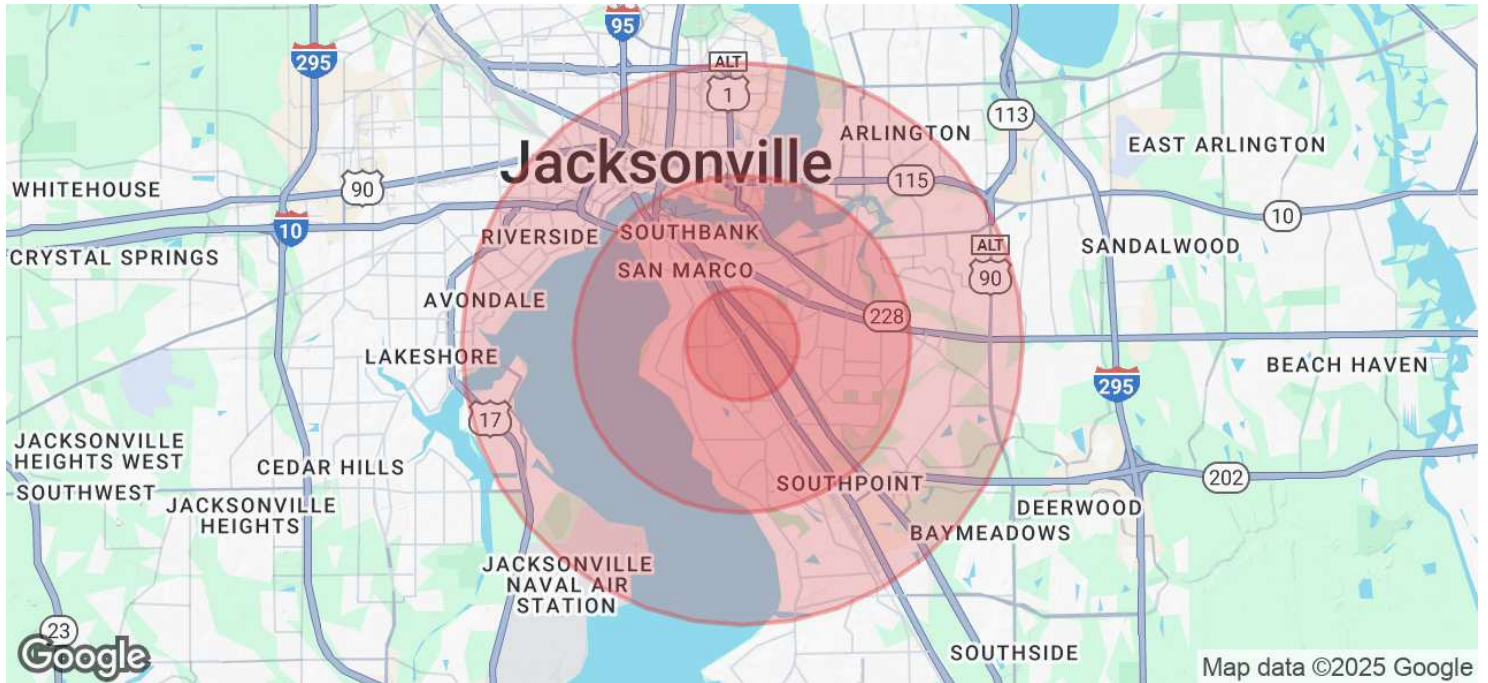
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Population	1 Mile	3 Miles	5 Miles
Total Population	8,299	54,519	141,880
Average Age	33.7	39.6	38.3
Average Age (Male)	32.9	38.1	37.1
Average Age (Female)	34.7	41.5	40.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,720	26,748	68,797
# of Persons per HH	2.2	2.0	2.1
Average HH Income	\$45,704	\$71,800	\$64,180
Average House Value	\$312,415	\$268,252	\$261,914

2020 American Community Survey (ACS)

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