

2426 & 2510 Philips Highway
 Jacksonville, Florida 32207

Property Highlights

- Excellent opportunity for QSR, retail, and service-oriented users
- Prime Philips Highway corridor location just south of San Marco
- Strong visibility with nearby access to Interstate 95
- Approximately 227 feet of frontage along Philips Highway
- Surrounded by dense residential growth & multifamily development
- Located near numerous apartment communities driving strong daytime and evening traffic
- Convenient access to Downtown, San Marco, and the Southbank

Property Overview

Ground lease opportunity benefiting from strong surrounding demographics, nearby multifamily communities, and continued residential growth that supports sustained consumer activity throughout the day. The site's central location near San Marco, Downtown Jacksonville, and major employment centers makes it well suited for quick-service restaurant operators, retailers, and other commercial users seeking a strategic infill opportunity in a rapidly growing area.

Offering Summary

Tax ID#'s	065358-0000 & 126824 0010
Lot Size:	1.33 Acres
Dimensions:	~227.62' X 230.01'
Zoning:	CCG-2
Curb Cuts:	Four (4) ingress/egress access points along Philips Highway
Traffic Count:	22,500 VPD on Philips Hwy & 155,500 VPD on I-95

For More Information



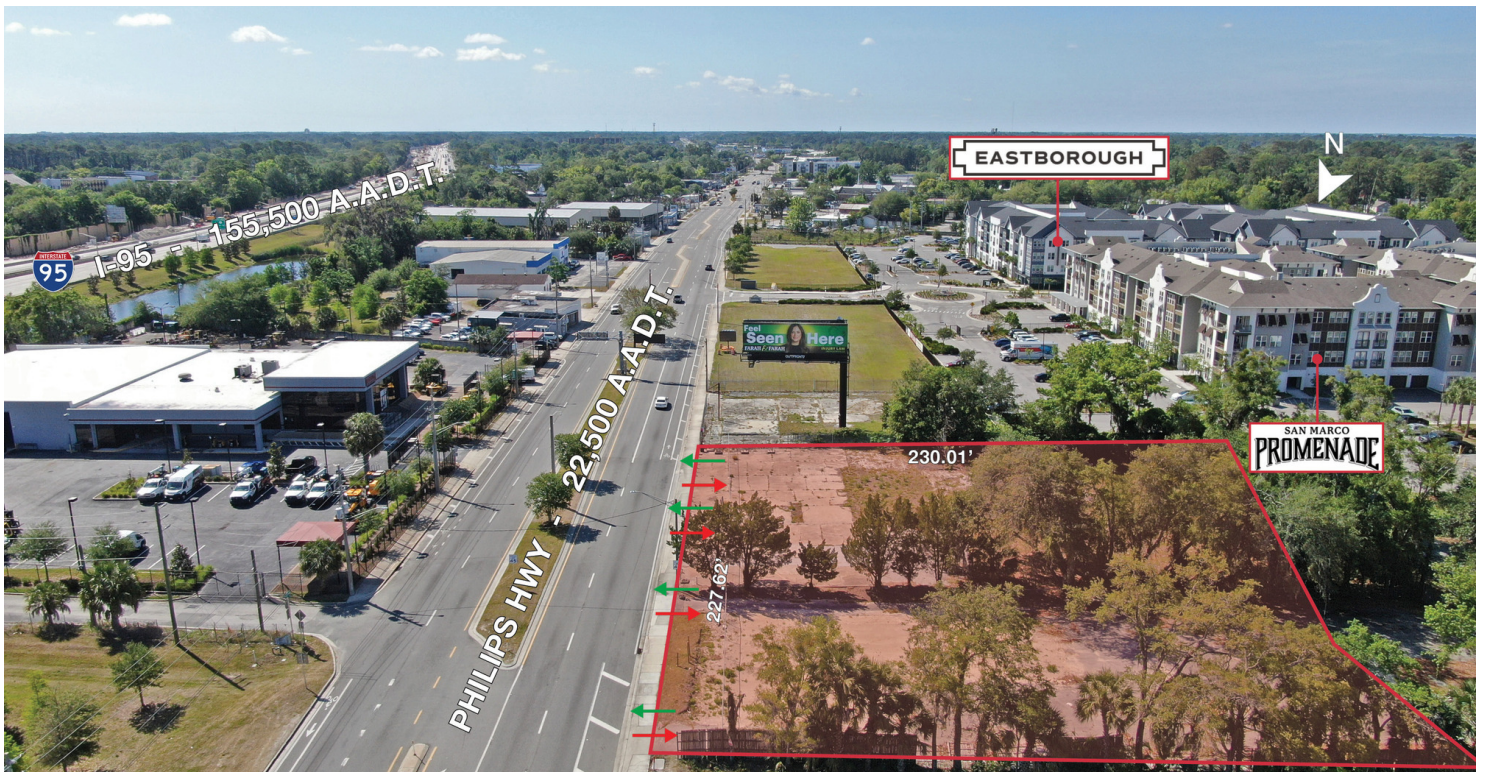
Austin Kay

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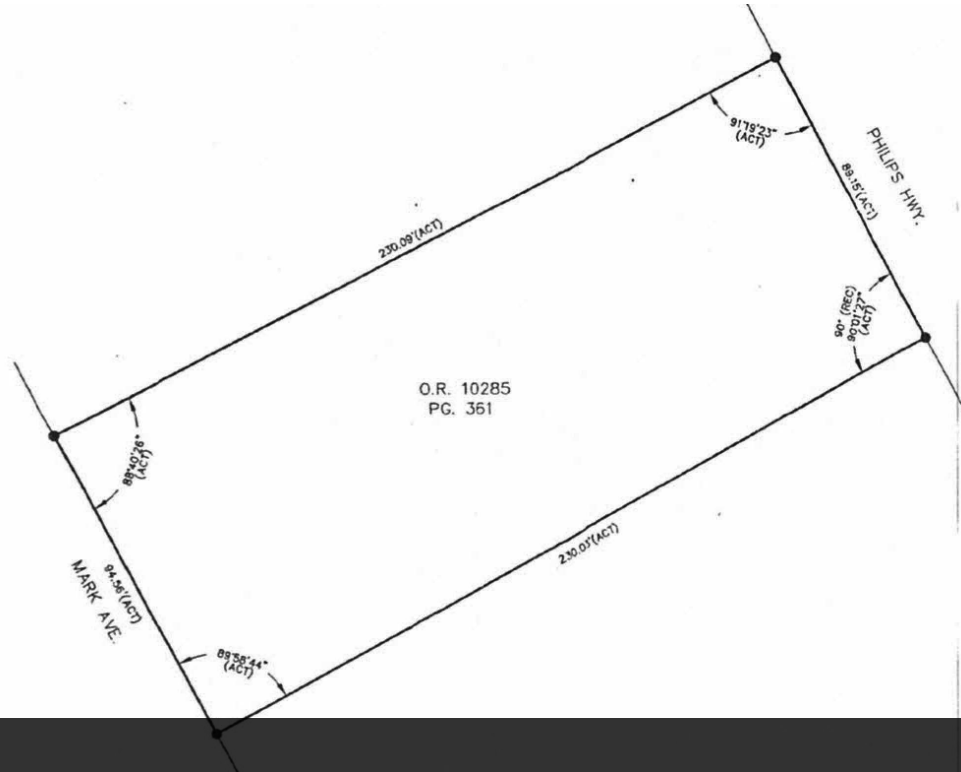


Tiffany Wein

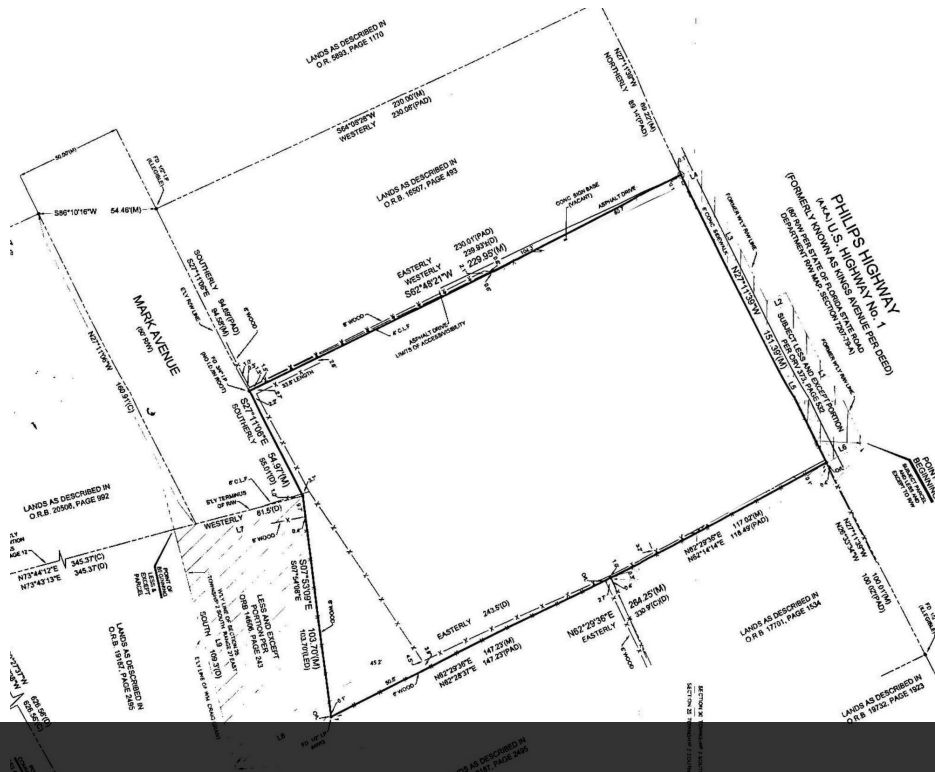
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2426 Survey

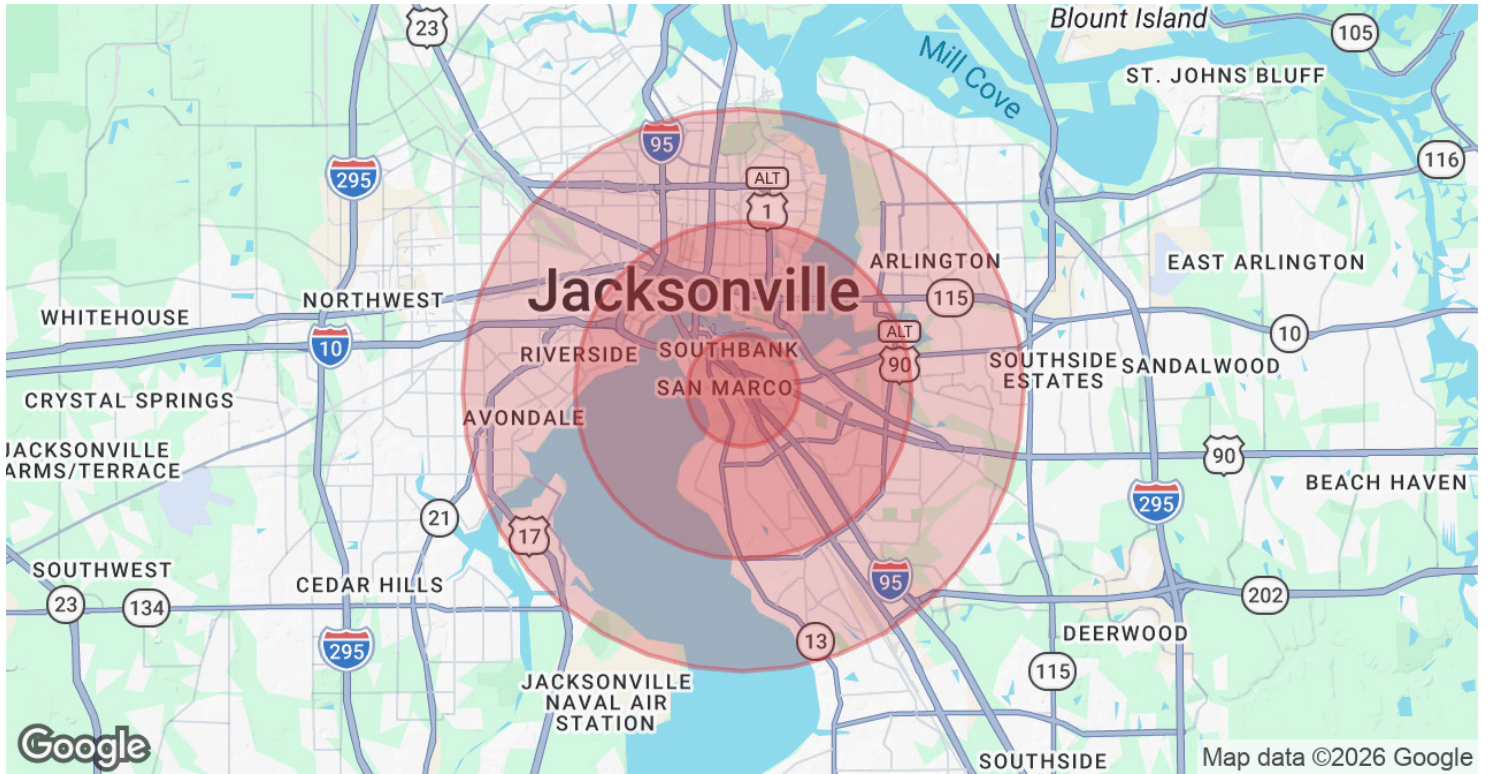


2510 Survey



Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies



Population	1 Mile	3 Miles	5 Miles
Total Population	8,129	61,391	206,070
Average Age	38.1	40.0	37.8
Average Age (Male)	40.4	38.7	36.5
Average Age (Female)	40.8	42.1	39.4
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,203	28,432	88,478
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$103,750	\$88,215	\$80,333
Average House Value	\$433,720	\$349,240	\$289,608

2023 American Community Survey (ACS)