

### **Bentley Pointe** 7111 Bentley Rd, Jacksonville, FL 32256

#### **Property Highlights**

- Up to 17,252± SF available for lease; endcap with possible patio available
- Main access point at signalized intersection off of JTB (48,000± AADT) and two access points off of Philips Hwy (39,000± AADT)
- Immediate daytime population within five miles is 264,263
- 26.6M± SF of office space within a five mile radius
- Strategically located off of I-95 (148,500± AADT)

Newly Renovated Retail Location



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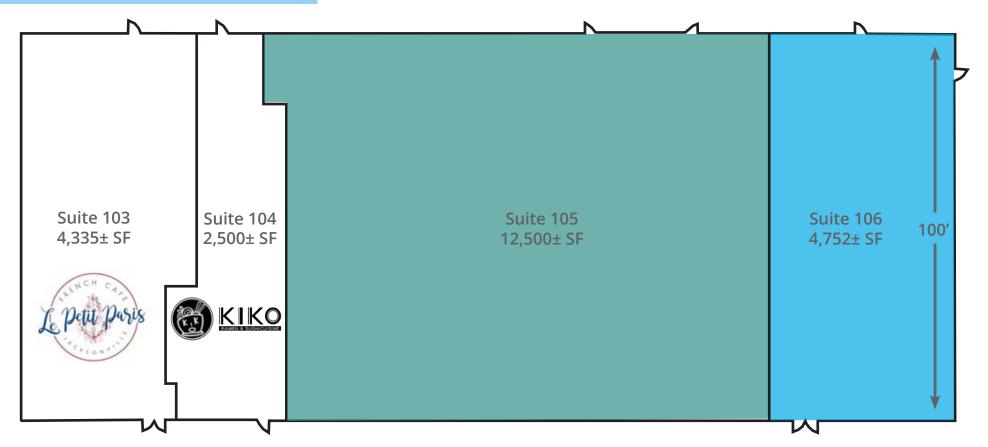
Accelerating Success.







## Site Plan



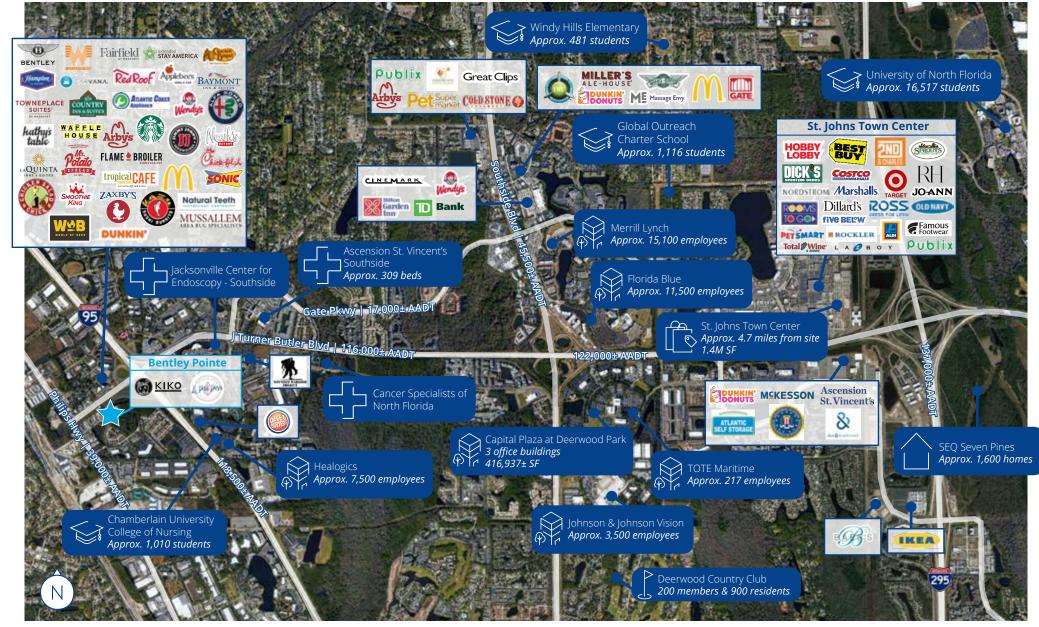
#### Availability

Suite	Tenant	SF
Suite 103	Le Petit Paris	4,335± SF
Suite 104	Kiko Ramen and Sushi	2,500± SF
Suite 105	Negotiating LOI	12,500± SF
Suite 106	Available	4,752± SF
		Total: 24,087± SF

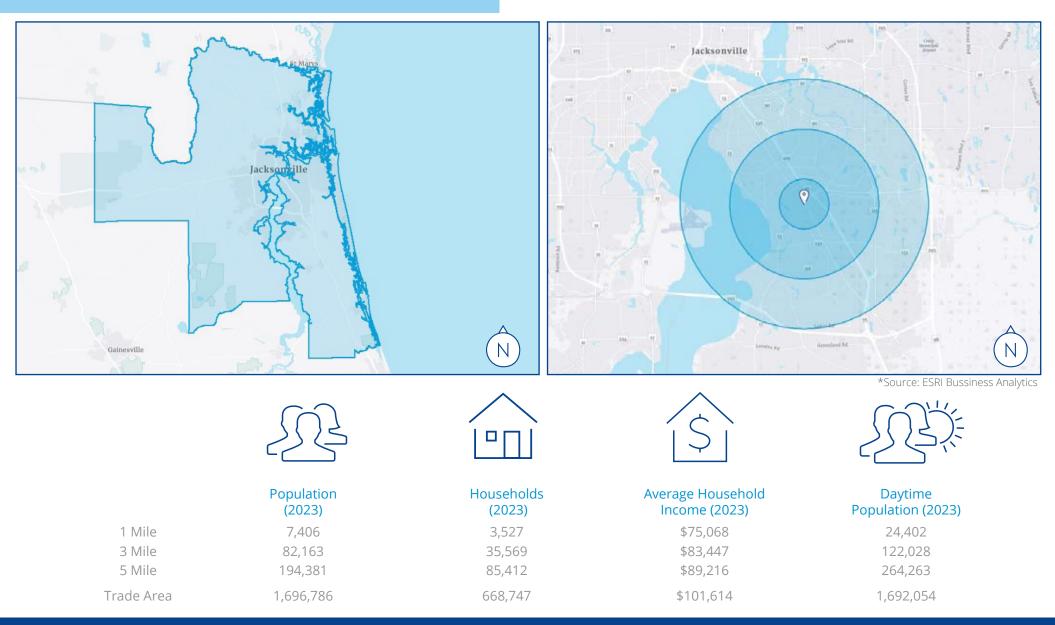




## Location Overview



# Demographics



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