



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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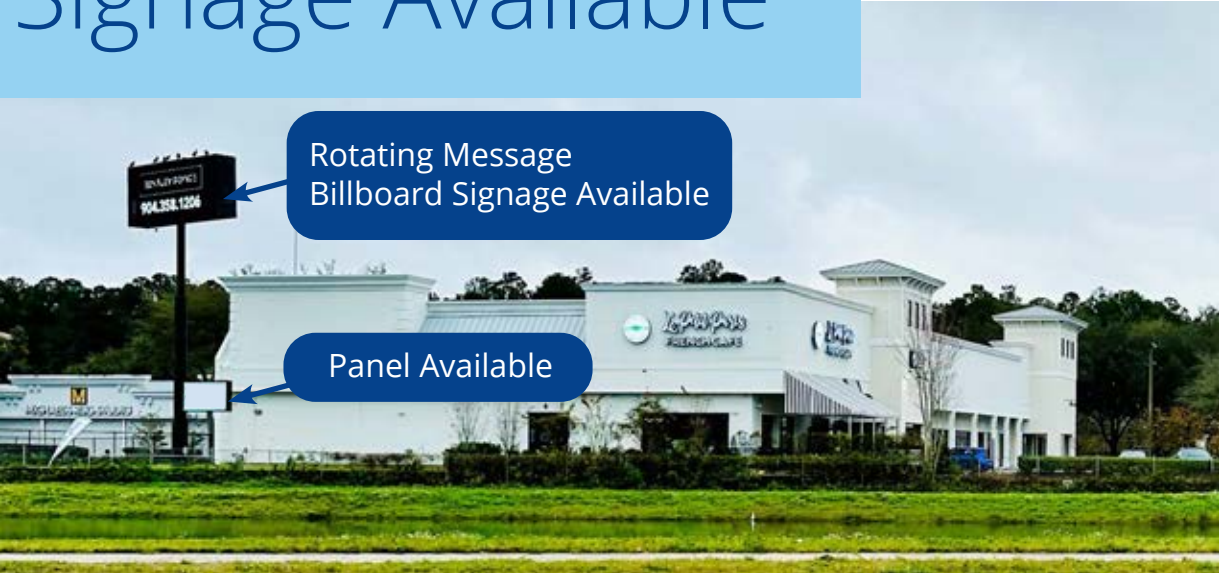


Accelerating Success.

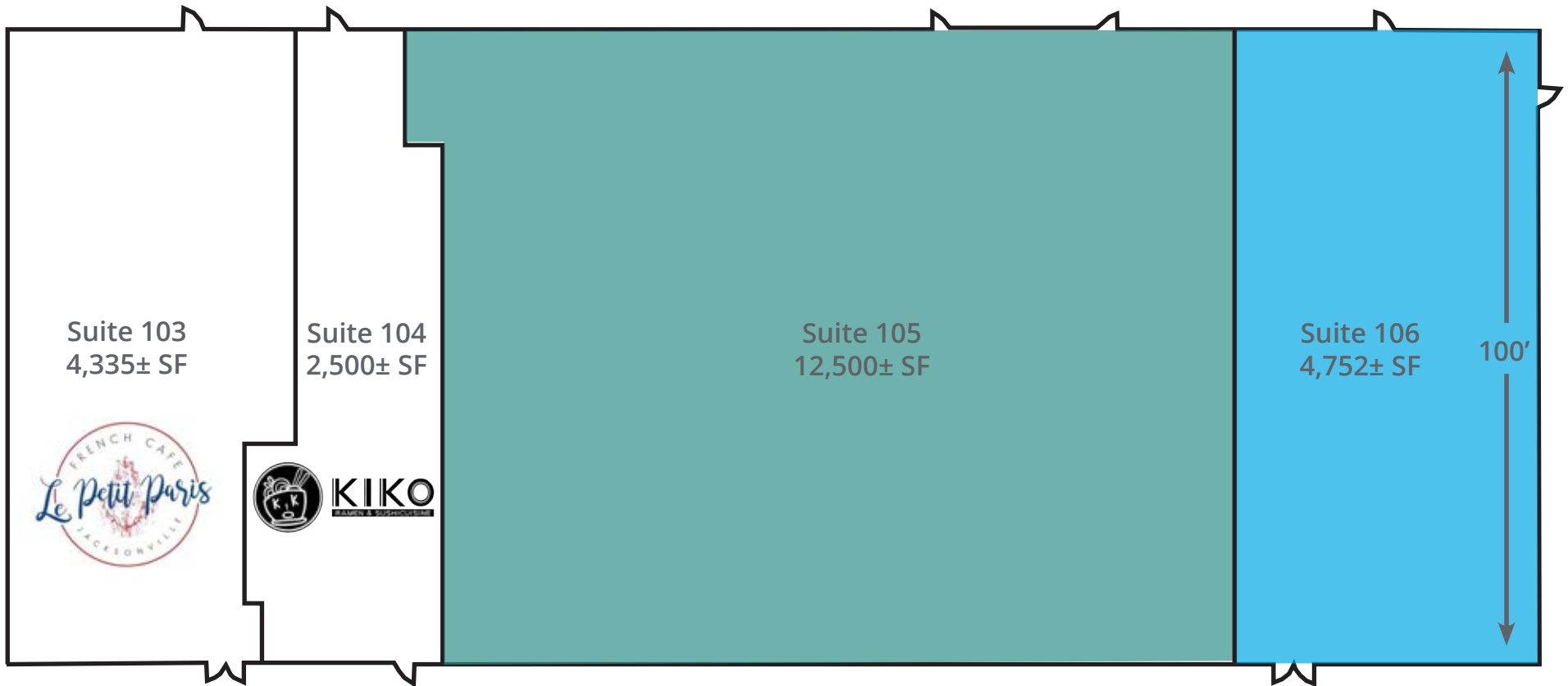
Photo Gallery



Signage Available



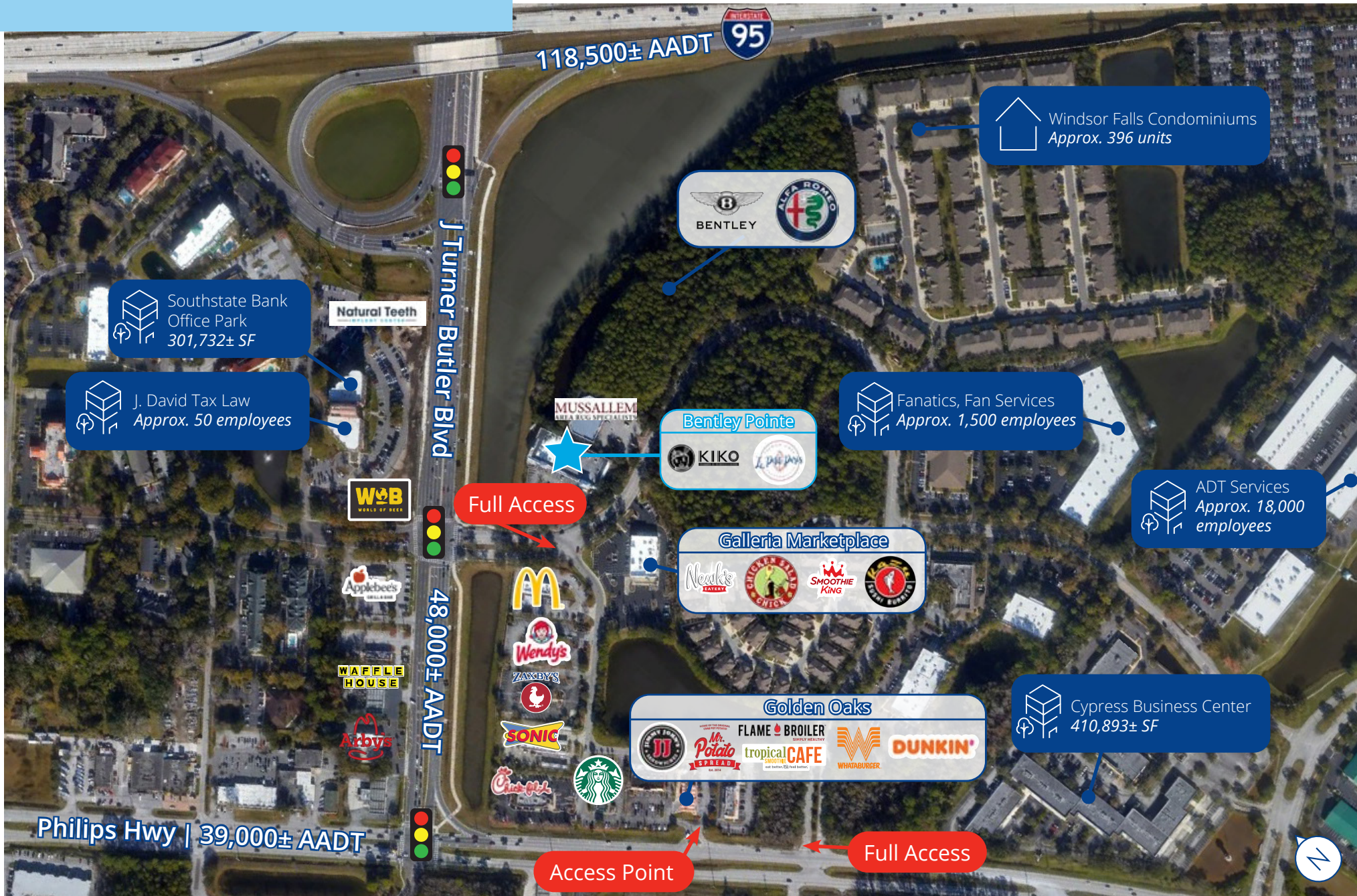
Site Plan



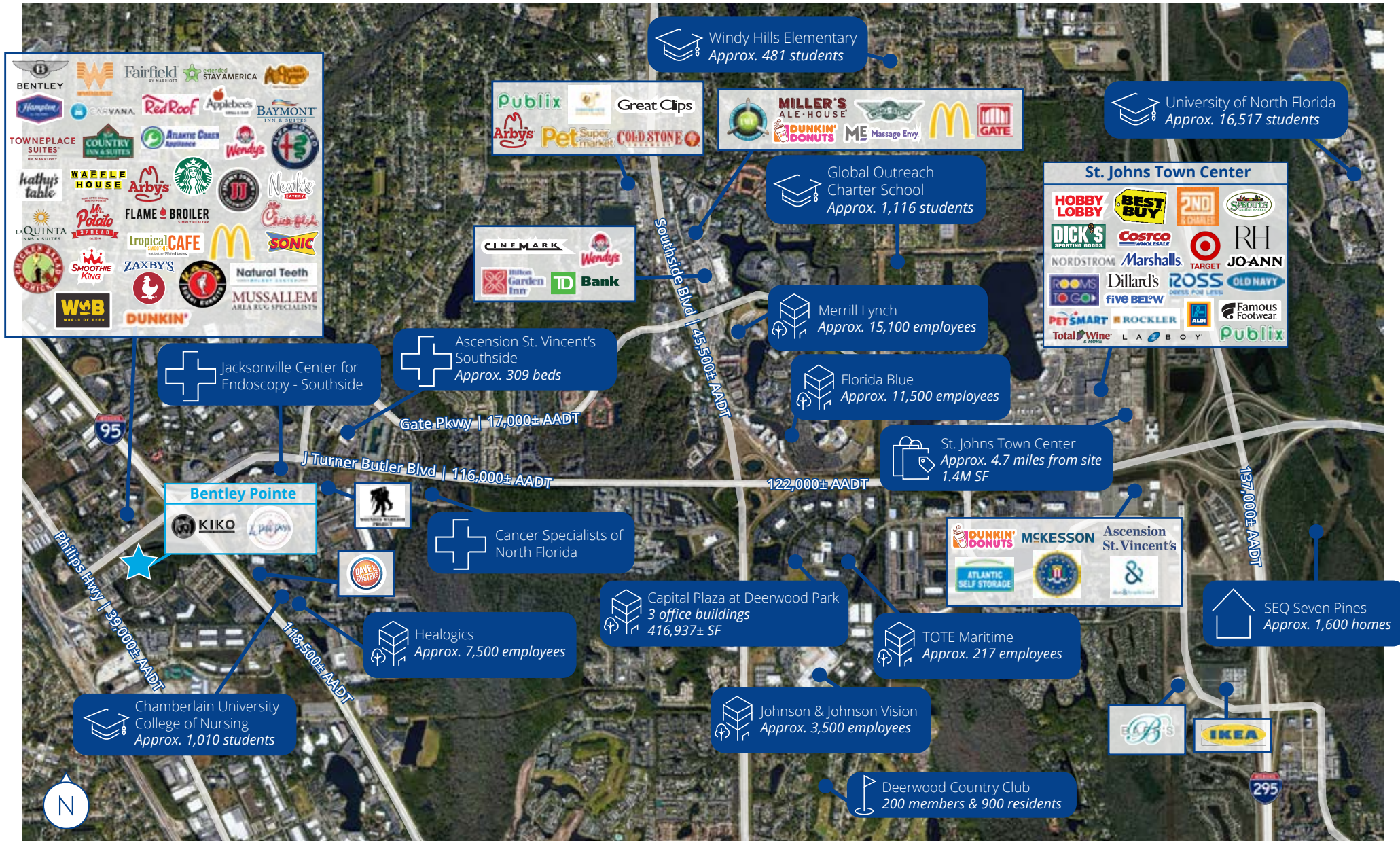
Availability

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

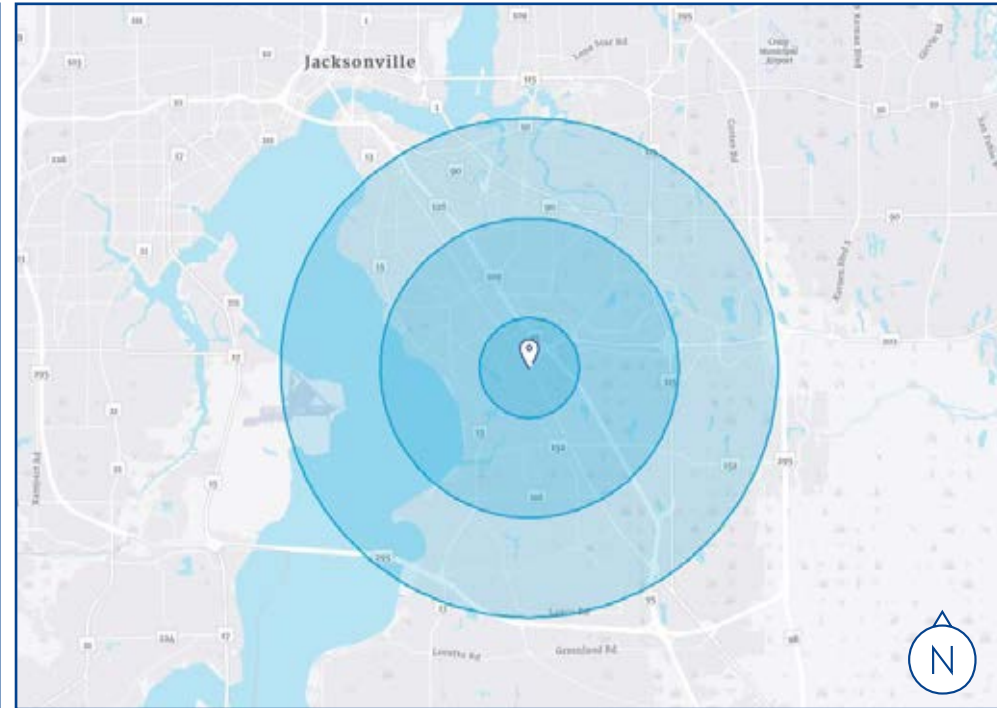
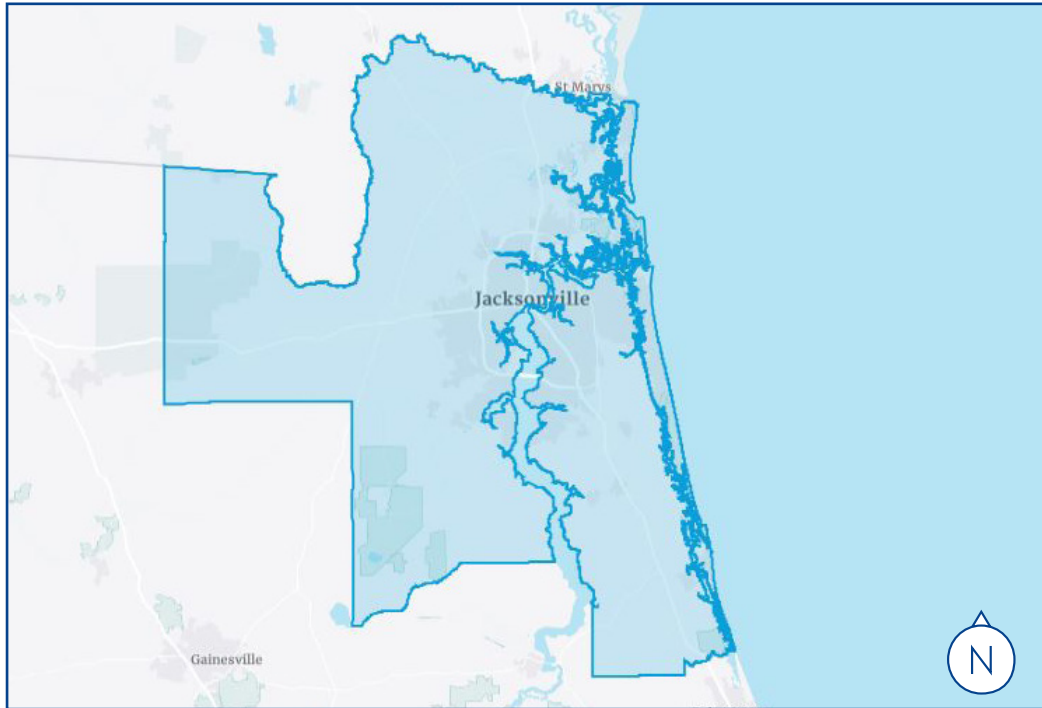
Access to Site



Location Overview



Demographics



*Source: ESRI Business Analytics



Population
(2023)



Households
(2023)



Average Household
Income (2023)



Daytime
Population (2023)

1 Mile
3 Mile
5 Mile
Trade Area

7,406
82,163
194,381
1,696,786

3,527
35,569
85,412
668,747

\$75,068
\$83,447
\$89,216
\$101,614

24,402
122,028
264,263
1,692,054