

FOR LEASE

BENTLEY POINTE

7111 Bentley Road, Jacksonville, FL 32256



PROPERTY OWNER

CAN BE SUBDIVIDED



UP TO $\pm 17,252$ SF AVAILABLE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES
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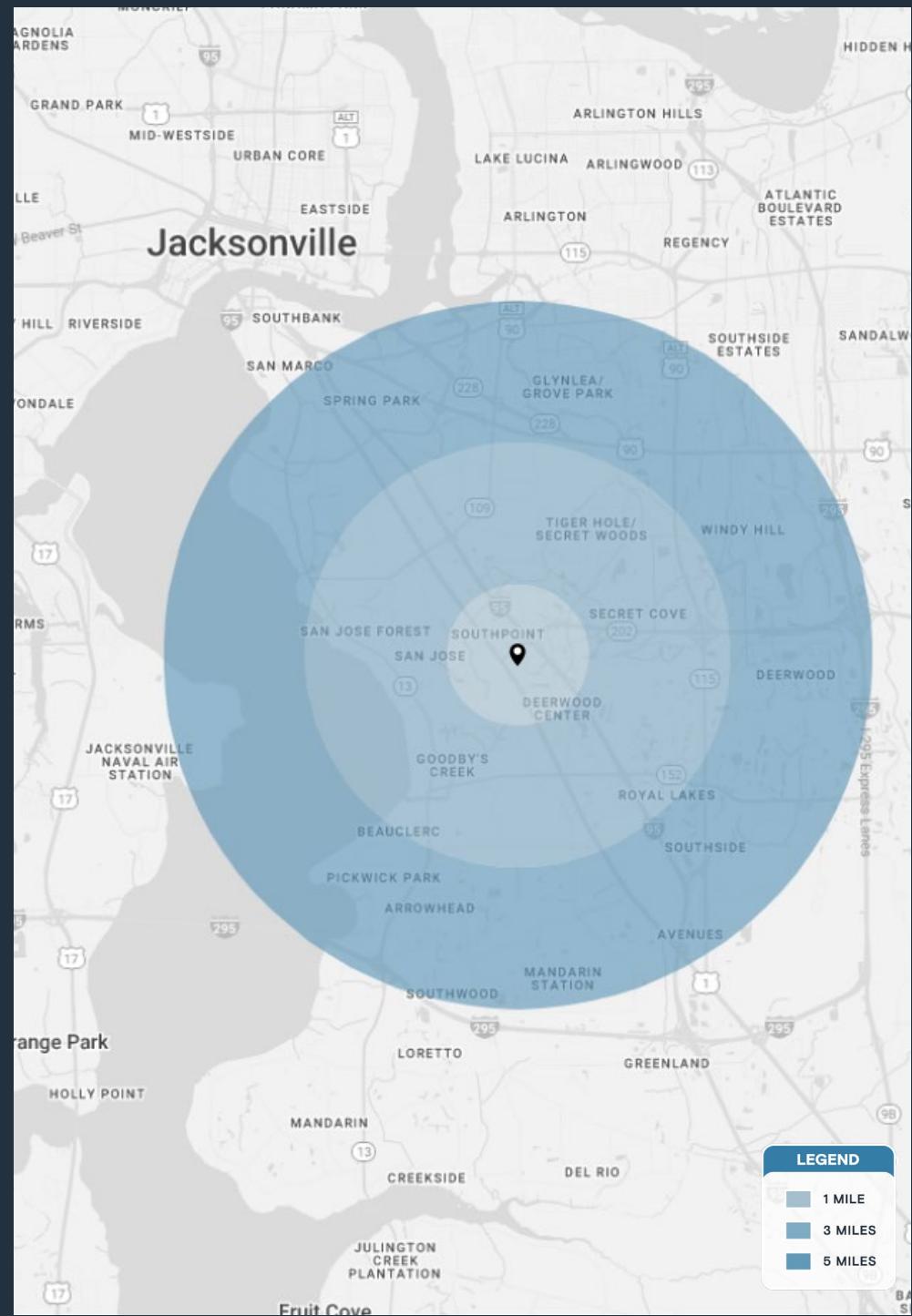
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Property Overview

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 Highway (±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 Interstate 95 (±148,000 AADT)

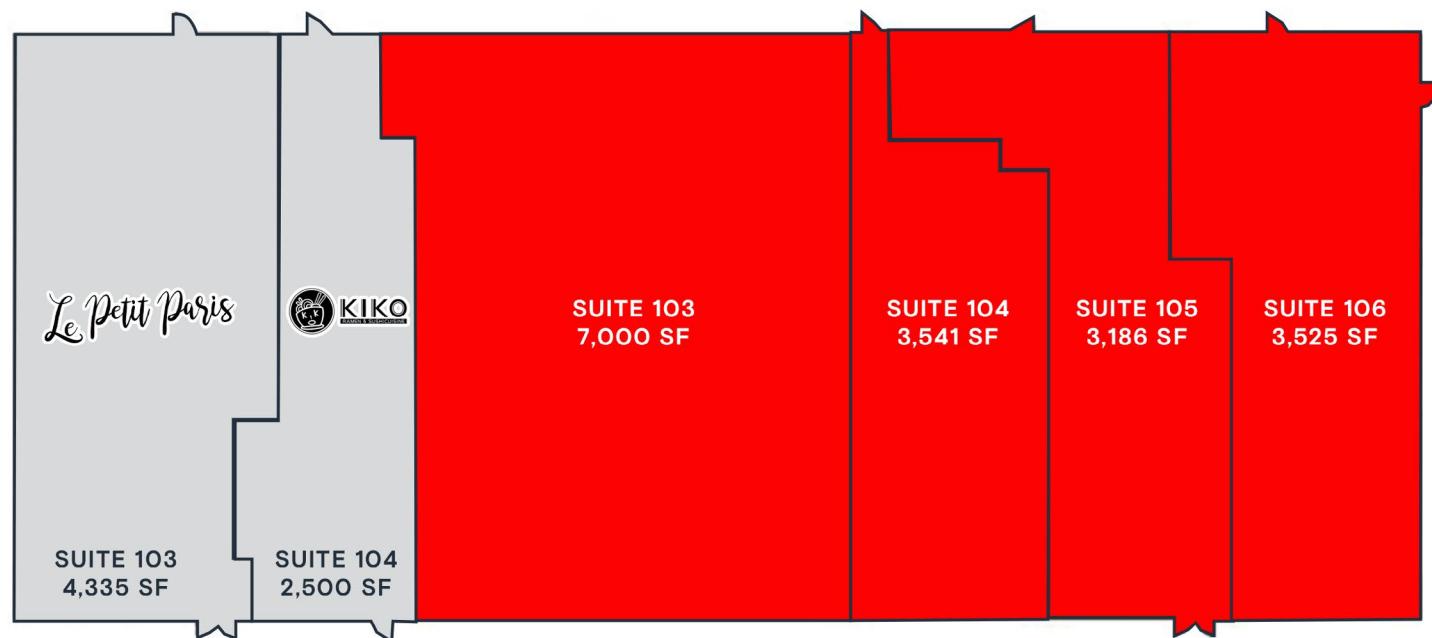
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,997	83,121	201,856
HOUSEHOLDS	2,604	36,391	87,993
EMPLOYEES	12,276	76,185	151,624
AVERAGE HH INCOME	\$81,879	\$92,440	\$96,304
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	15,616	129,351	273,028
HOUSEHOLDS	6,789	57,795	117,665
EMPLOYEES	22,993	117,333	202,140
AVERAGE HH INCOME	\$90,812	\$92,312	\$98,318

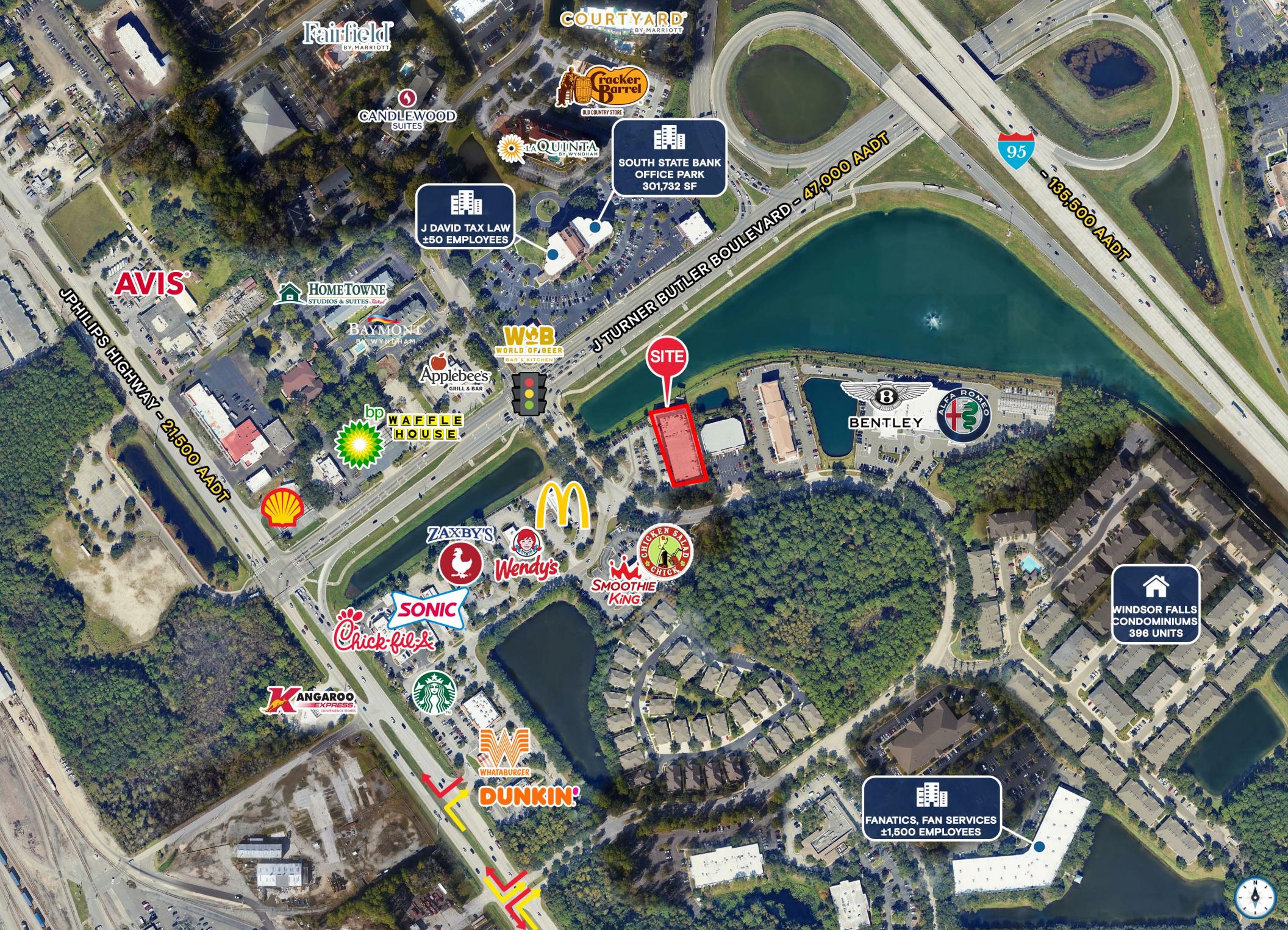


CURRENT SITE PLAN



SUGGESTED DEMISE PLAN









Contact Brokers

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