

FOR LEASE

BENTLEY POINTE

7111 Bentley Road, Jacksonville, FL 32256



PROPERTY OWNER

CAN BE SUBDIVIDED



UP TO ±17,252 SF AVAILABLE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Nancy Sumner

VICE PRESIDENT

nancysumner@katzretail.com

(404) 561-9447

Katy Figg

VICE PRESIDENT

katyfigg@katzretail.com

(704) 298-9464

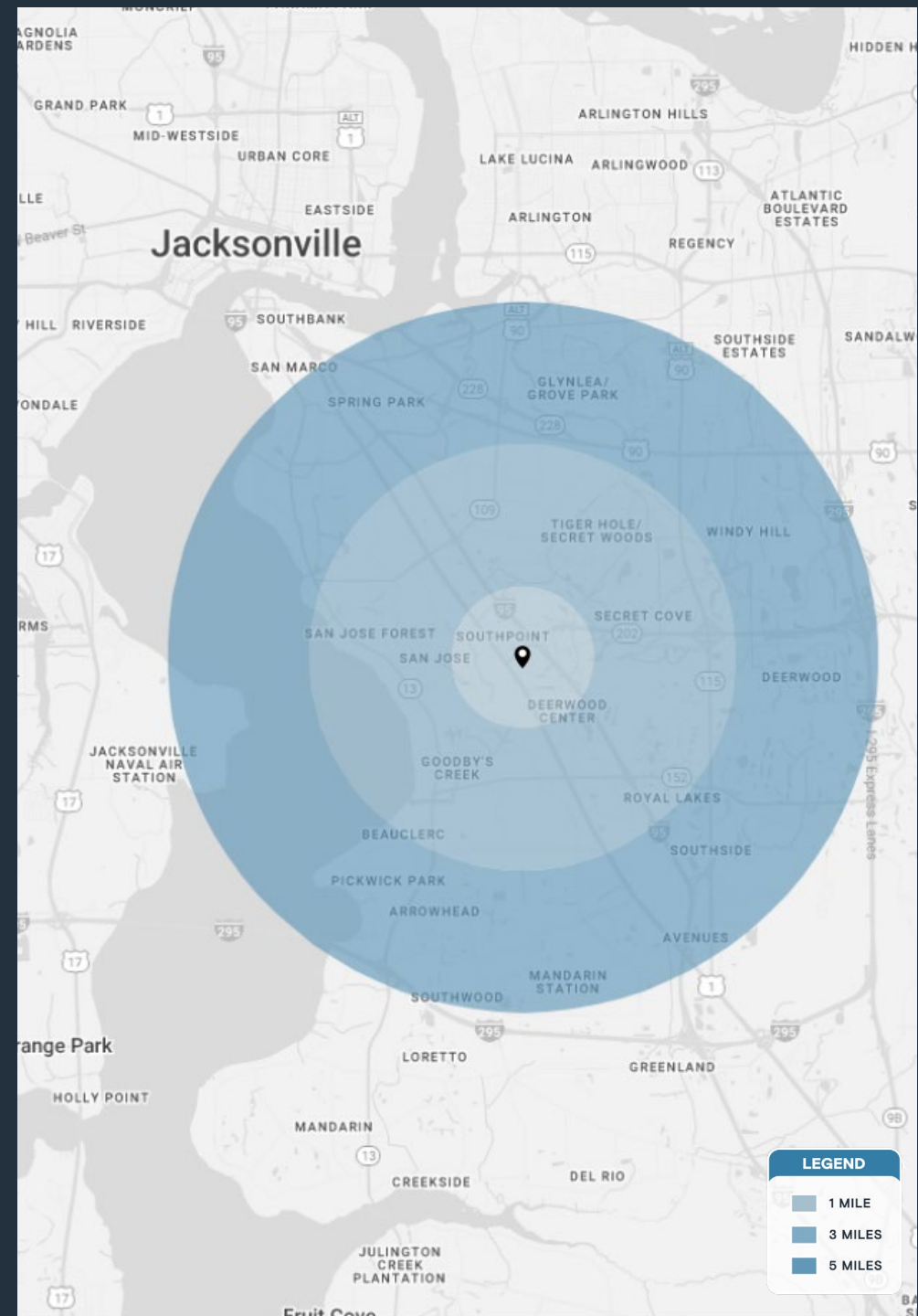
Property Overview

HIGHLIGHTS

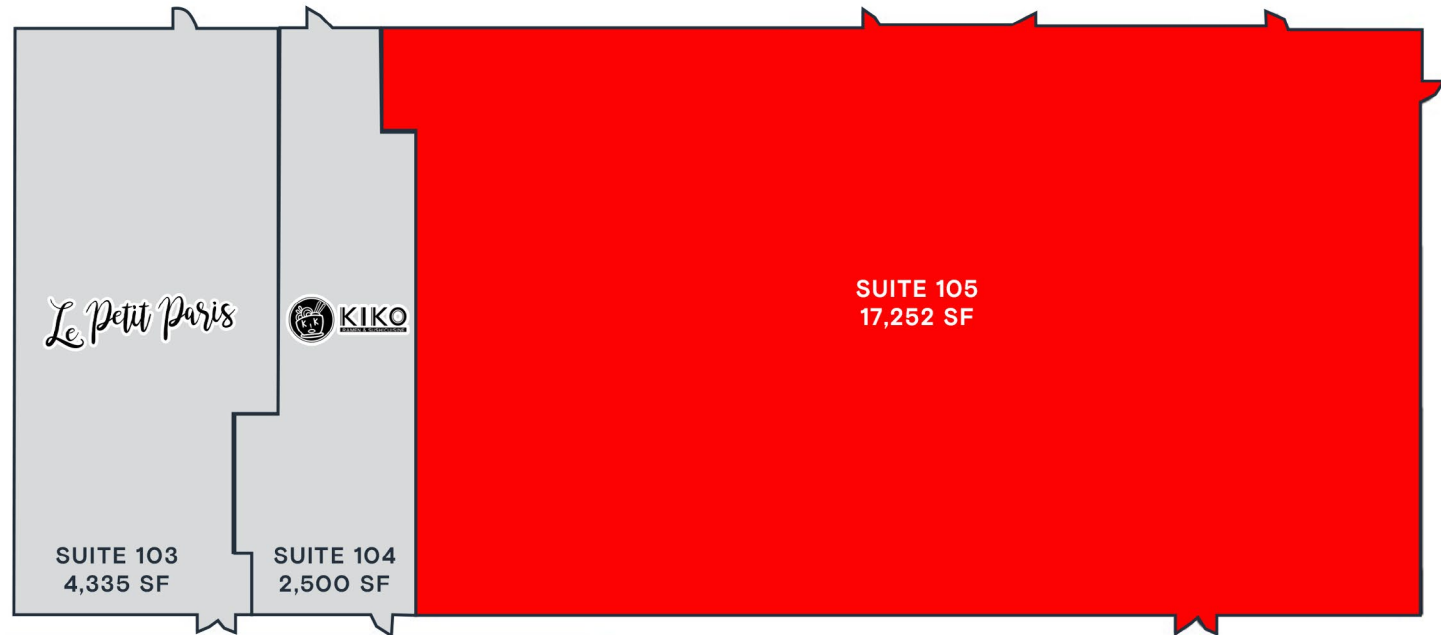
- Up to ±17,252 SF available for lease; endcap with possible patio available
- Main access point at signalized intersection off of JTB (±48,000 AADT) and two access points off of Philips Highway (±39,000 AADT)
- Immediate daytime population within five miles is 264,263
- ±26.6M SF of office space within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

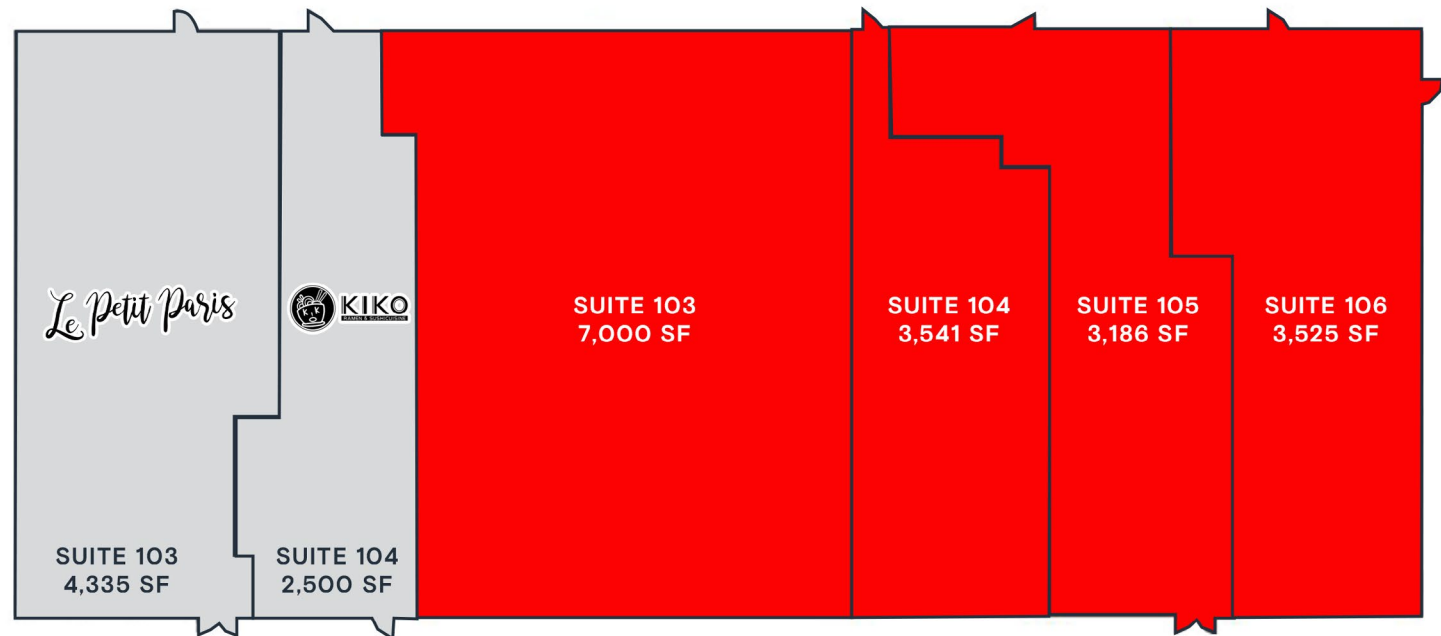
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	15,616	129,351	273,028
HOUSEHOLDS	6,789	57,795	117,665
EMPLOYEES	22,993	117,333	202,140
AVERAGE HH INCOME	\$90,812	\$92,312	\$98,318

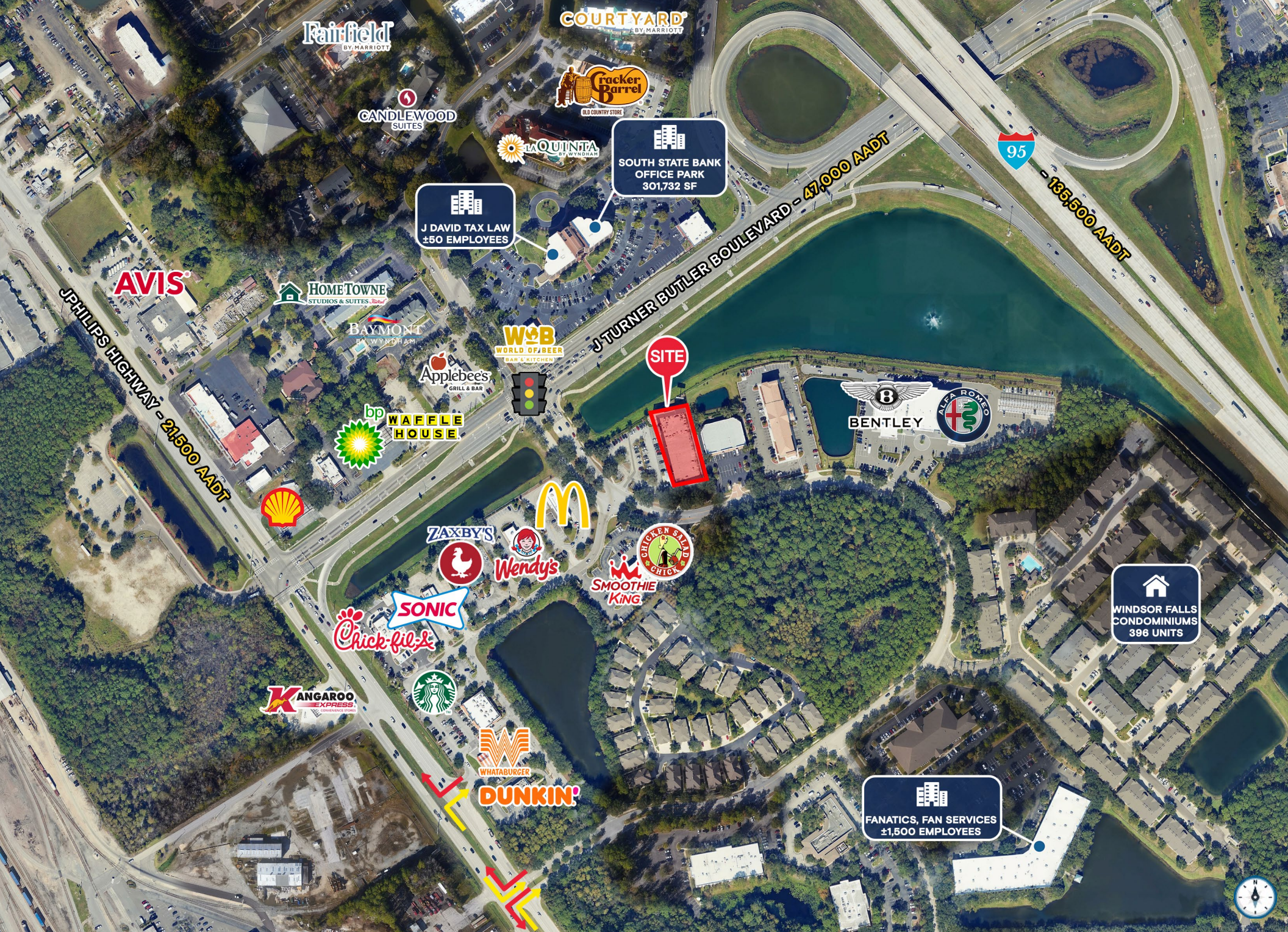


CURRENT SITE PLAN



SUGGESTED DEMISE PLAN









Contact Brokers

Katy Figg
VICE PRESIDENT
katyfigg@katzretail.com
(704) 298-9464

Nancy Sumner
VICE PRESIDENT
nancysumner@katzretail.com
(404) 561-9447



KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 012126