

Freestanding Vacant Retail Building

FOR SALE - \$2,200,000

**Property #43440 – 3708 Philips Highway
Jacksonville, Duval County, Florida 32207**

Property Highlights

- Building Size – 1,274 sq. ft.
- Year Built - 1990
- Land Size –.86 acres (37,450 sq. ft.)
- Located on Philips Highway at the signalized intersection of Emerson Street
- Duval County RE #126073-0010
- Zoned – CCG-2
- Good access & visibility
- Pylon pole signage
- 2025 Traffic Counts – 23,500 Philips Hwy
27,000 Emerson St.
- 2024 Property Taxes - \$13,565.72

**Will be restricted against being used
as a Convenience Store with
or without Motor Fuels
(other restrictions may apply)**



Contact:
Gina LeMaster Brown
352.415.4499 Ext. 1
gina@intrepidcre.com

365 Citrus Tower Blvd., Suite 102, Clermont, FL 34711 - www.intrepidcre.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. All information should be verified before entering into an agreement.

Overhead & High Aerial View



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