

# For Sale or Lease

## 0.88± AC Parcel for QSR or Retail

NEC Philips Hwy & Bentley Rd  
Jacksonville, FL 32256

### Property Highlights:

- 0.88± AC parcel at JTB and Philips Hwy for sale or ground lease
- Zoned PUD allowing for multiple uses including QSR
- Join Chick-fil-A, Whataburger, Zaxby's, McDonald's, Tropical Smoothie, Starbucks, Dunkin and more
- 17,000,000 SF of office space within three miles
- Multiple access points including full access from Philips Hwy
- Traffic counts:
  - Philips Hwy - 39,000 AADT
  - J. Turner Butler - 48,000 AADT

**Sale price: \$1,100,000**



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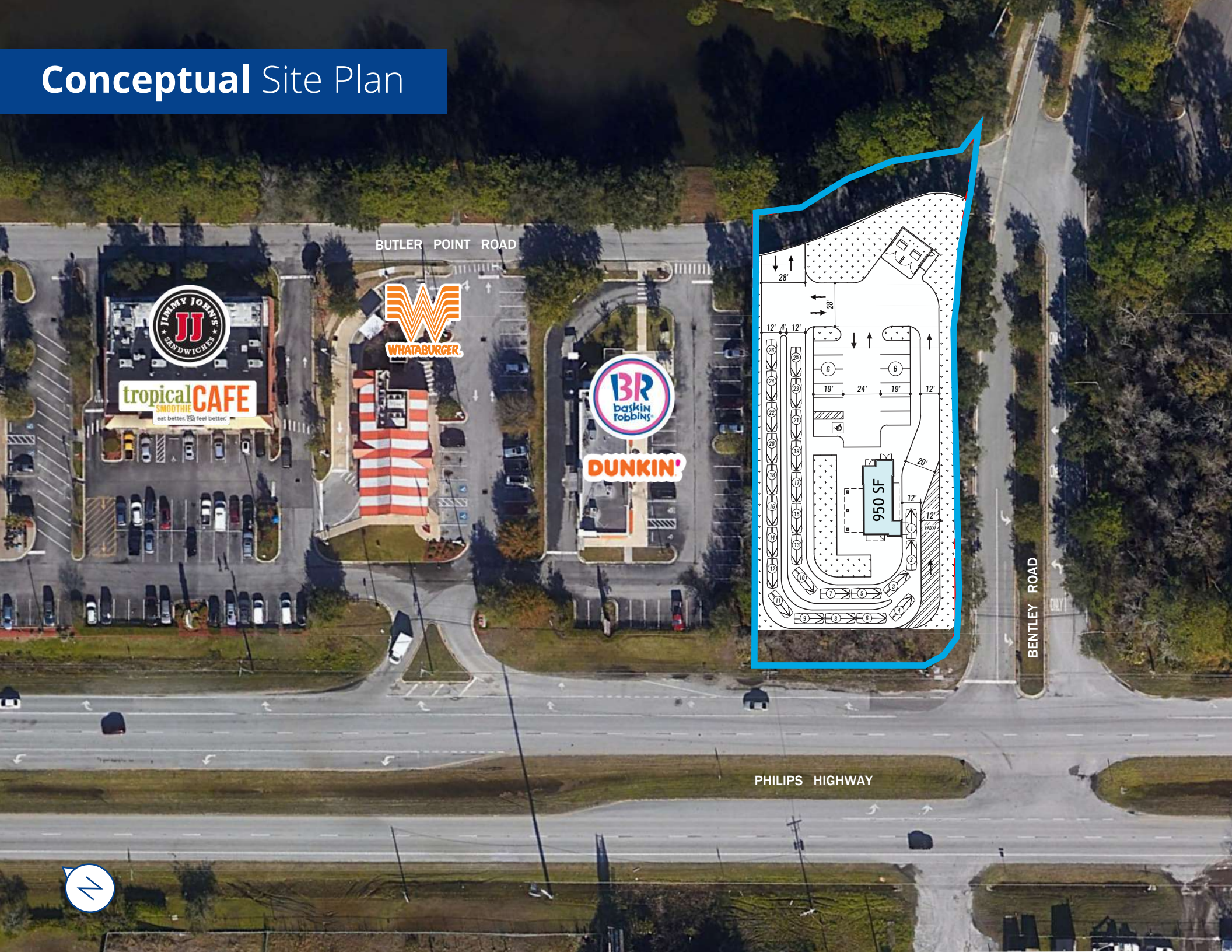
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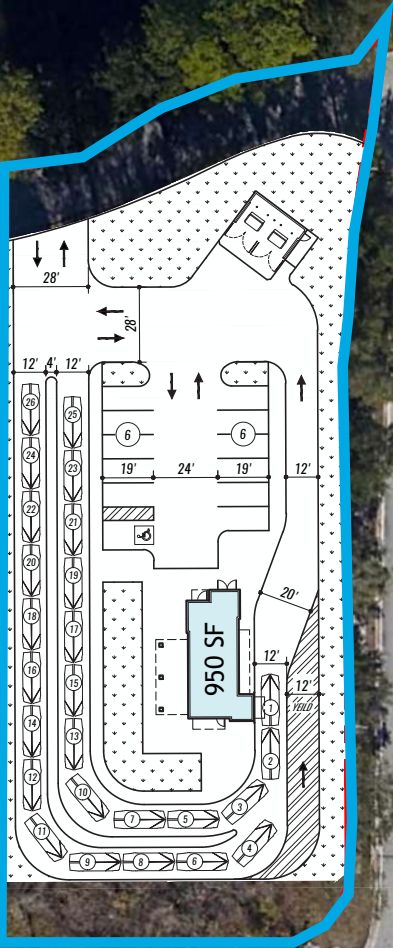
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# Conceptual Site Plan



BUTLER POINT ROAD



BENTLEY ROAD

PHILIPS HIGHWAY





## Demographics

Source: ESRI Business Analyst



2025 Total Population

1 Mile: 6,631  
3 Mile: 84,234  
5 Mile: 201,837



2025 Est. Avg. HH Income

1 Mile: \$92,326  
2 Mile: \$93,902  
5 Mile: \$99,133



2025 Daytime Population

1 Mile: 23,019  
3 Mile: 122,534  
5 Mile: 262,627



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