

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

Colliers

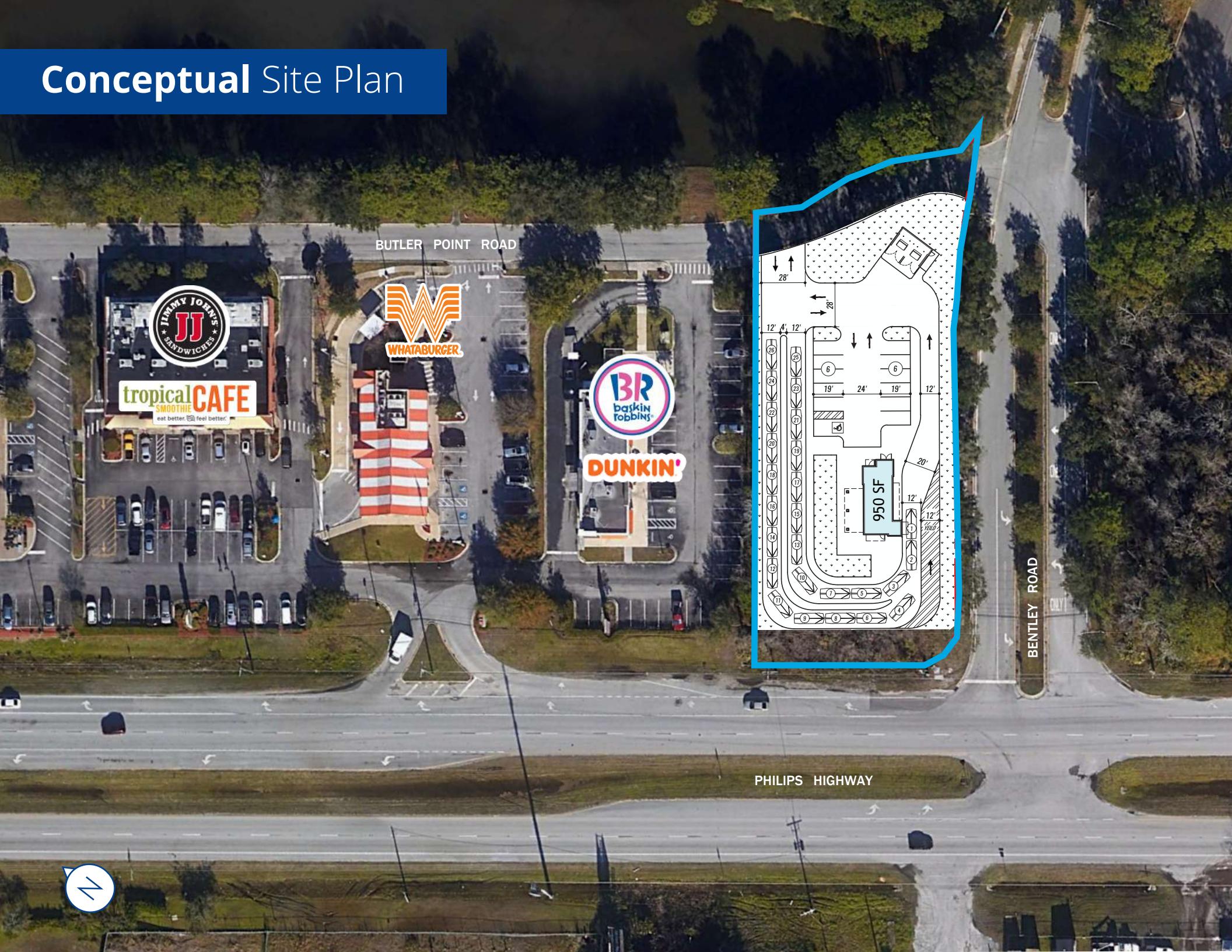
76 S. Laura St., Ste. 1500
Jacksonville, FL 32202
P: +1 904 358 1206
colliers.com/jacksonville
colliers.com/en/p-USA1126728

Jason Ryals
Senior Vice President
+1 904 861 1136
jason.ryals@colliers.com

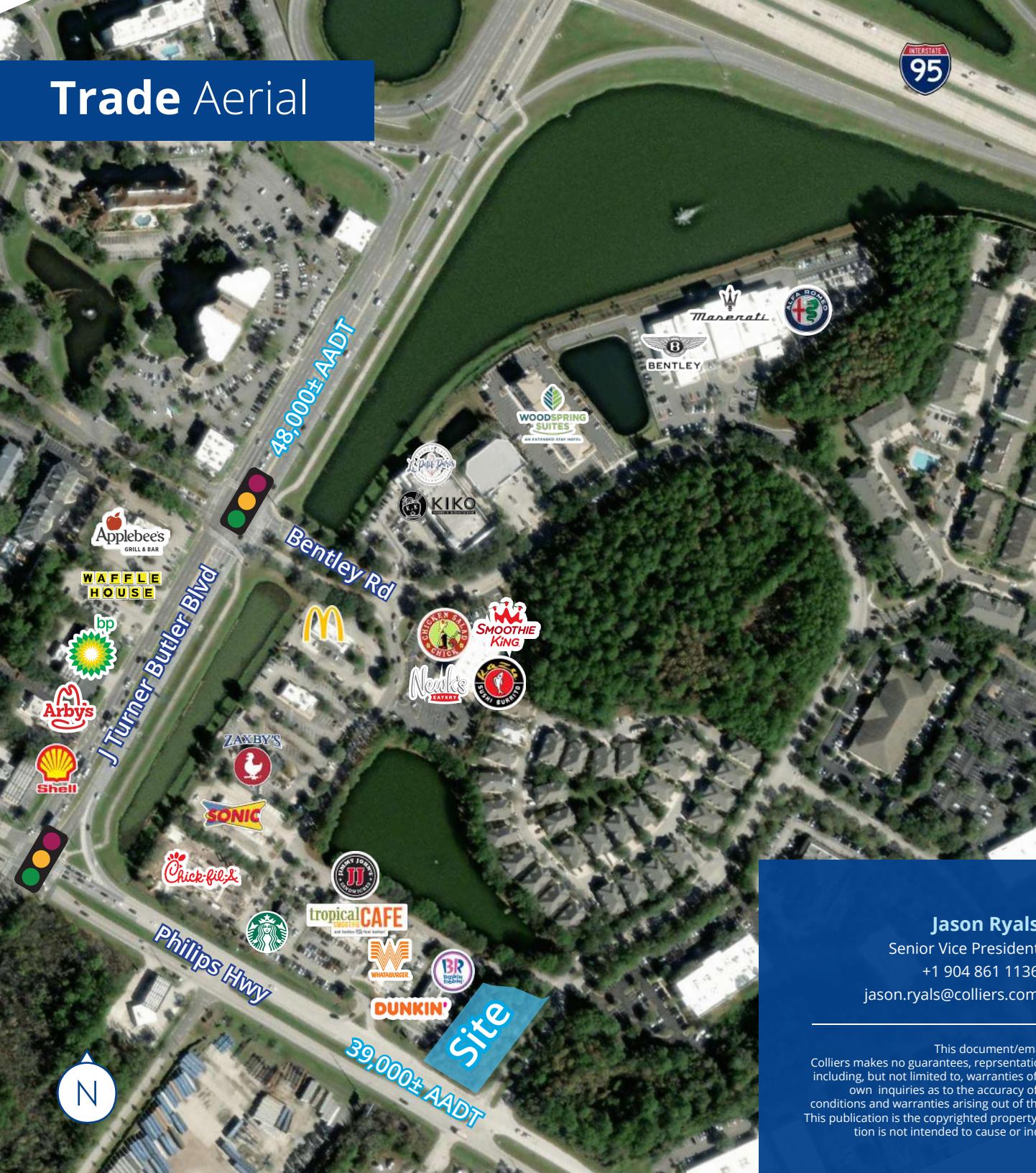
Gina Kline
Senior Associate
+1 904 861 1104
gina.kline@colliers.com

Mike Phillips
Associate Vice President
+1 904 861 1113
mike.phillips@colliers.com

Conceptual Site Plan



Trade Aerial



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

Jason Ryals
Senior Vice President
+1 904 861 1136
jason.ryals@colliers.com

Gina Kline
Senior Associate
+1 904 861 1104
gina.kline@colliers.com

Mike Phillips
Associate Vice President
+1 904 861 1113
mike.phillips@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC