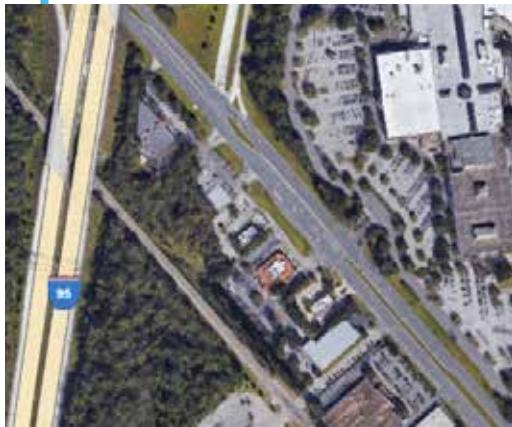


10140 PHILIPS HWY
JACKSONVILLE, FL 32256



FOR SALE

10140 Philips Highway offers excellent visibility just off I-95, anchored by a strong national tenant. The site benefits from high traffic exposure and established customer draw, making it ideal for complementary operators.





PRIME RETAIL SPACE



39,672± AADT on Philips Hwy, offering high traffic with sufficient parking for retail users.



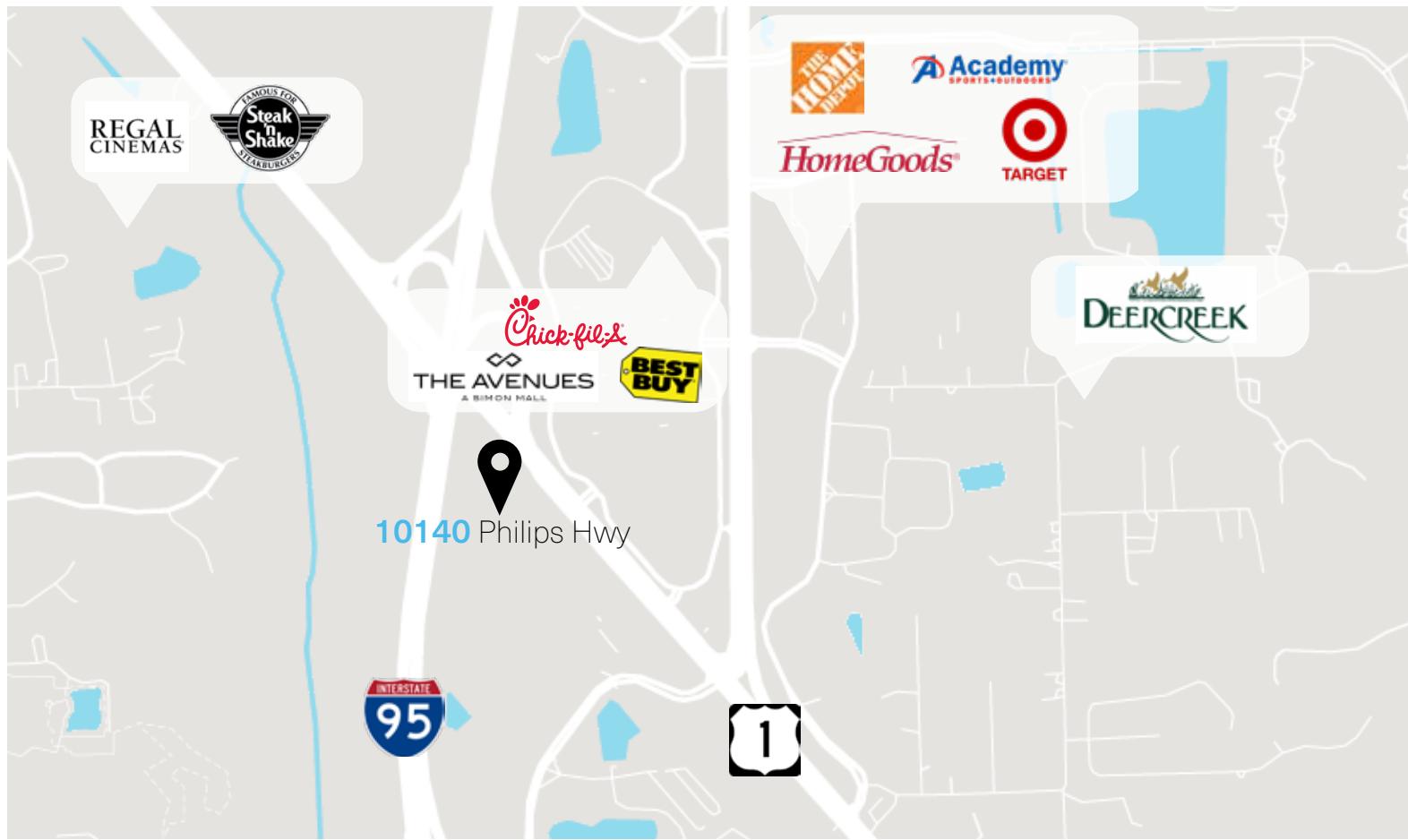
10,144± square feet of prime retail space.



Tenant have their own monument sign with great visibility from Philips Hwy and I-95.



Conveniently located with a national tenant as an anchor.



DEMOCRAPHICS

POPULATION

	3 MILE	5 MILE	10 MILE
2020 Population	52,413	161,289	457,566
2024 Population	53,898	168,532	486,026
2029 Population Projection	56,684	179,326	539,750

INCOME

	3 MILE	5 MILE	10 MILE
Average Household Income	\$95,876	\$97,158	\$104,041
Median Household Income	\$74,016	\$75,641	\$78,585



WHO WE ARE

Cross Regions Group, based in Jacksonville, Florida, stands out as a premier development firm and brokerage, specializing in a diverse range of real estate services. With a strong commitment to excellence, the firm integrates innovative development strategies with expert brokerage services.

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