



GOLDEN OAKS SHOPPING CENTER

1,534 SF 2ND GENERATION RESTAURANT SPACE | FOR LEASE

7159 Philips Hwy
Jacksonville, FL 32256

SEAN MCGILL
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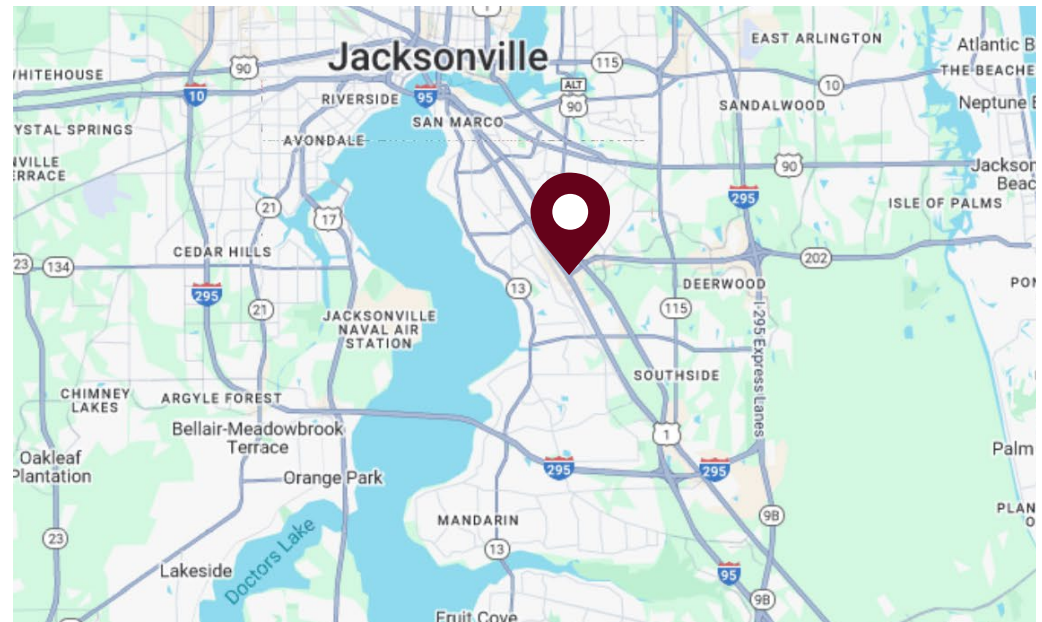
PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- 1,534 SF 2nd generation restaurant space available in a well-established Philips Highway corridor
- Asking rent: \$37.00/SF + \$12.78/SF NNN
- Prime Philips Highway and JTB Intersection — one of Jacksonville's most highly trafficked corridors in Jacksonville
- Immediate proximity to Interstate 95, J Turner Butler Blvd. (JTB), and Philips Highway (US 1)
- Strong daytime population driver — surrounded by numerous office complexes, hotels, and warehouses
- Pylon sign on Philips Highway

DEMOGRAPHICS

	3 MILES	5 MILES
Population	5,721	17,529
Households	2,472	8,024
Median Age	36.3	34.1
Average Household Income	\$109,840	\$105,514
Median Household Income	\$89,302	\$82,702

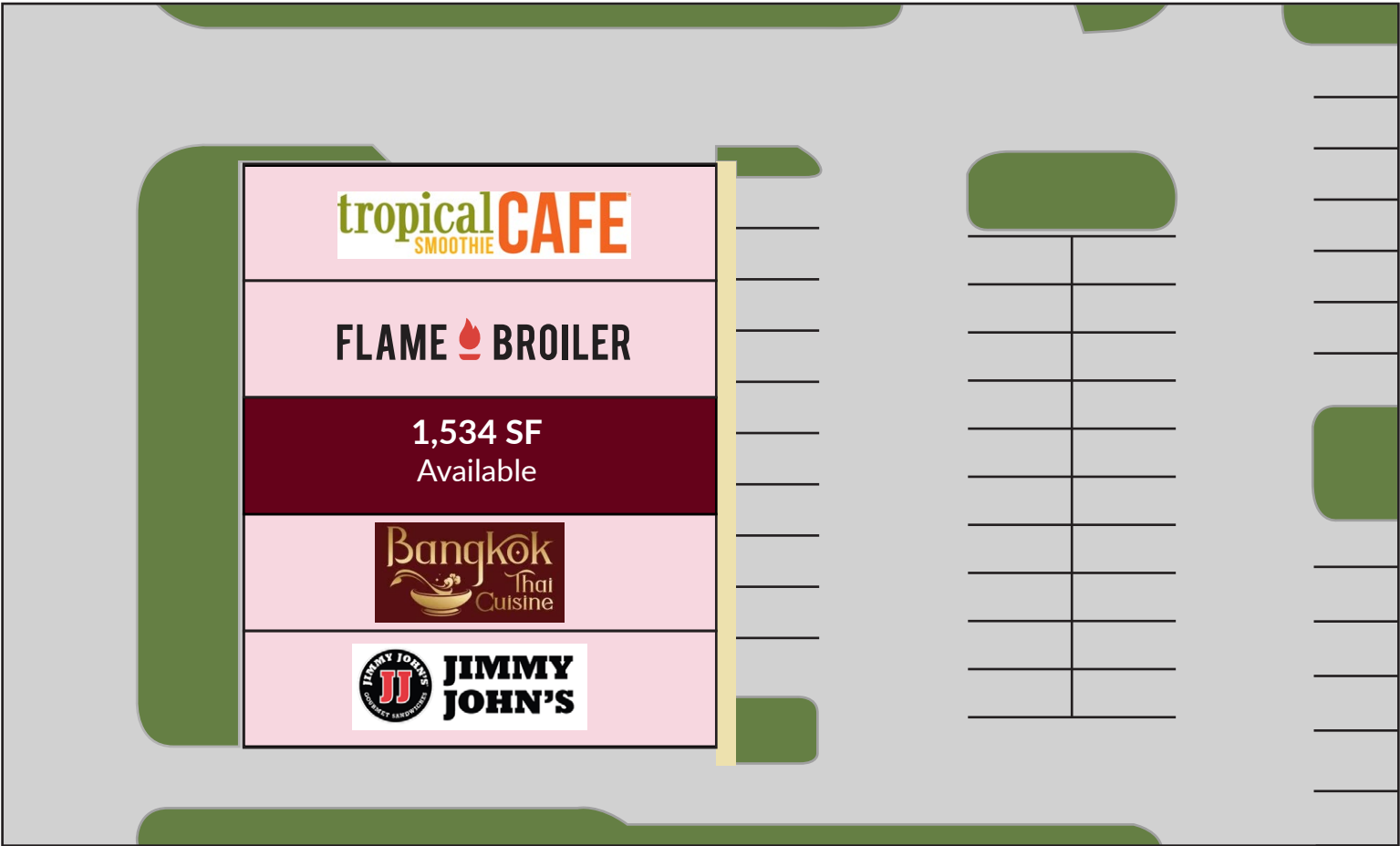


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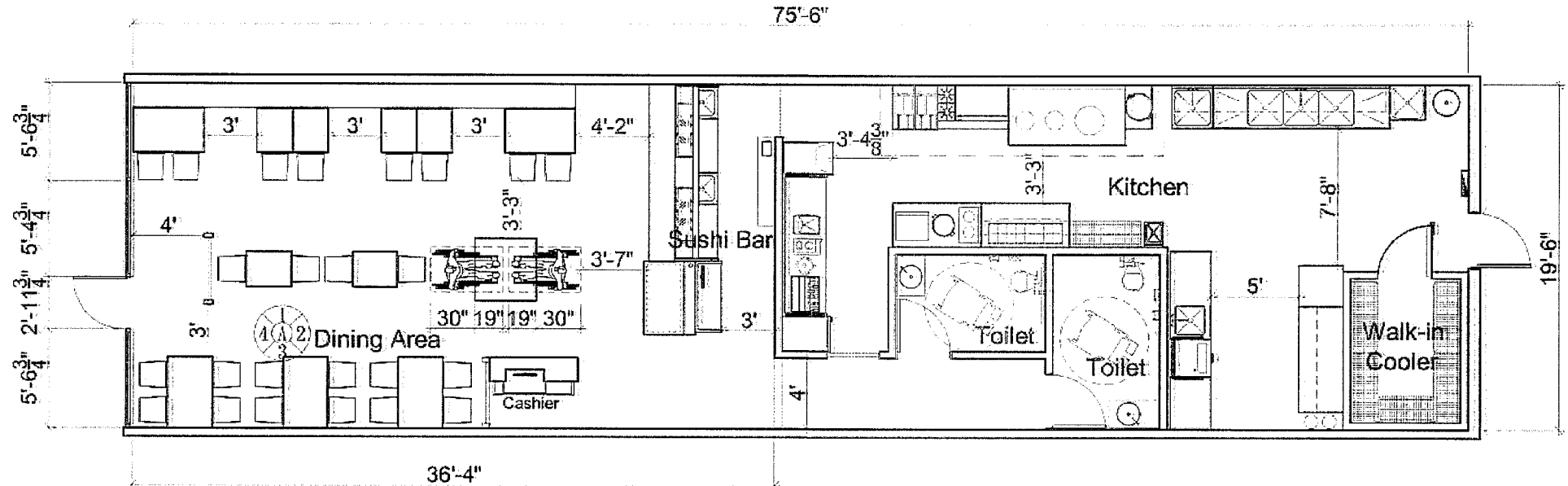
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SITE PLAN



FLOOR PLAN



SURROUNDING AREA



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INTERIOR PHOTO



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