

Freestanding Vacant Retail Building

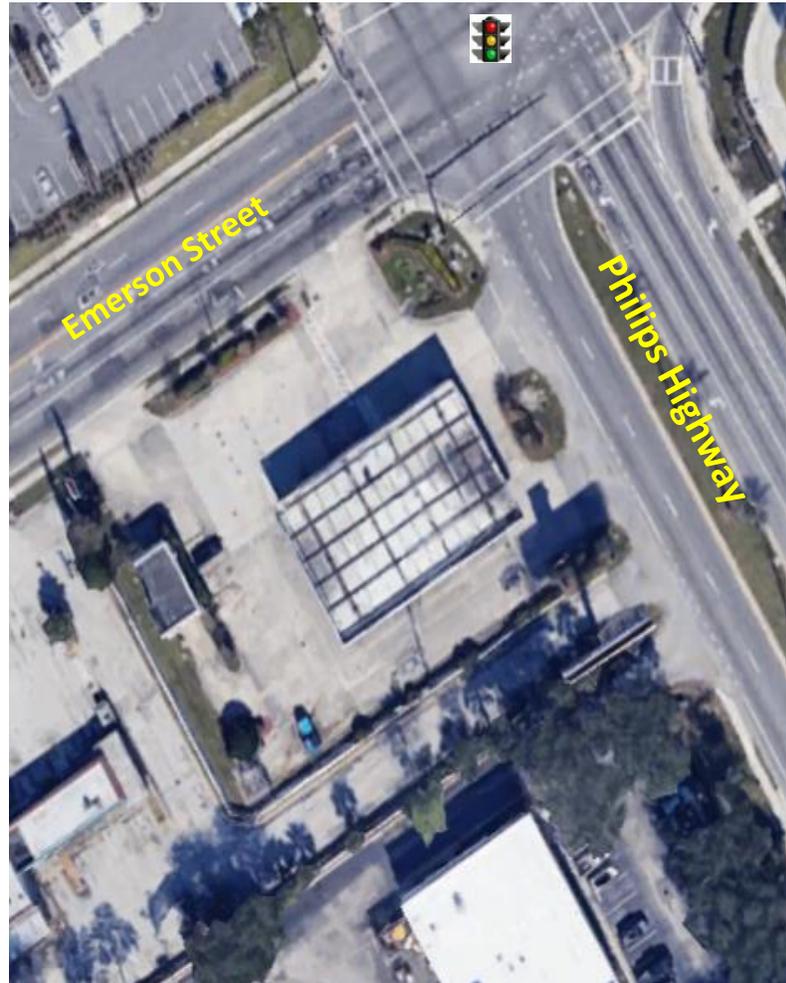
**Ground Lease - \$99,950 per year NNN
or For Sale - \$2,200,000**

**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
- All Motor Fuels Equipment and Canopy have been removed
- 2025 Traffic Counts – 23,500 Philips Hwy
27,000 Emerson St.
- 2025 Property Taxes - \$14,932

**Will be restricted and cannot be used as a
Convenience Store with or without Motor Fuels
(other restrictions may apply)**



Contact:
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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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