

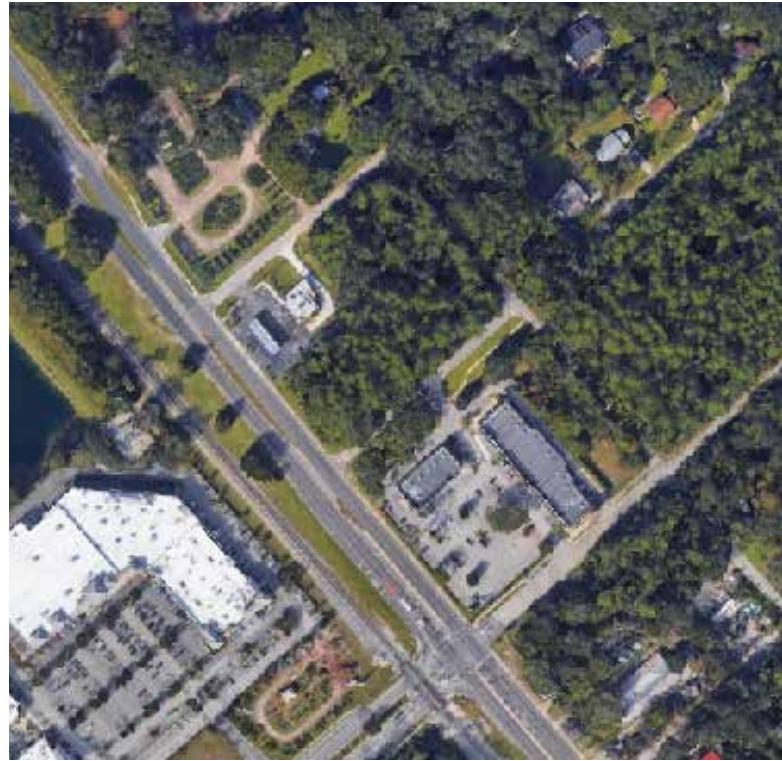
0 PHILIPS HWY (GRAND ST.)  
JACKSONVILLE, FL 32256



FOR LEASE



Discover an exceptional opportunity  
to grow your business in this  
beautifully designed, state-of-the-art  
retail and medical space.



## PRIME MEDICAL SPACE



30,500 $\pm$  AADT positioned between I-95 & I-295.



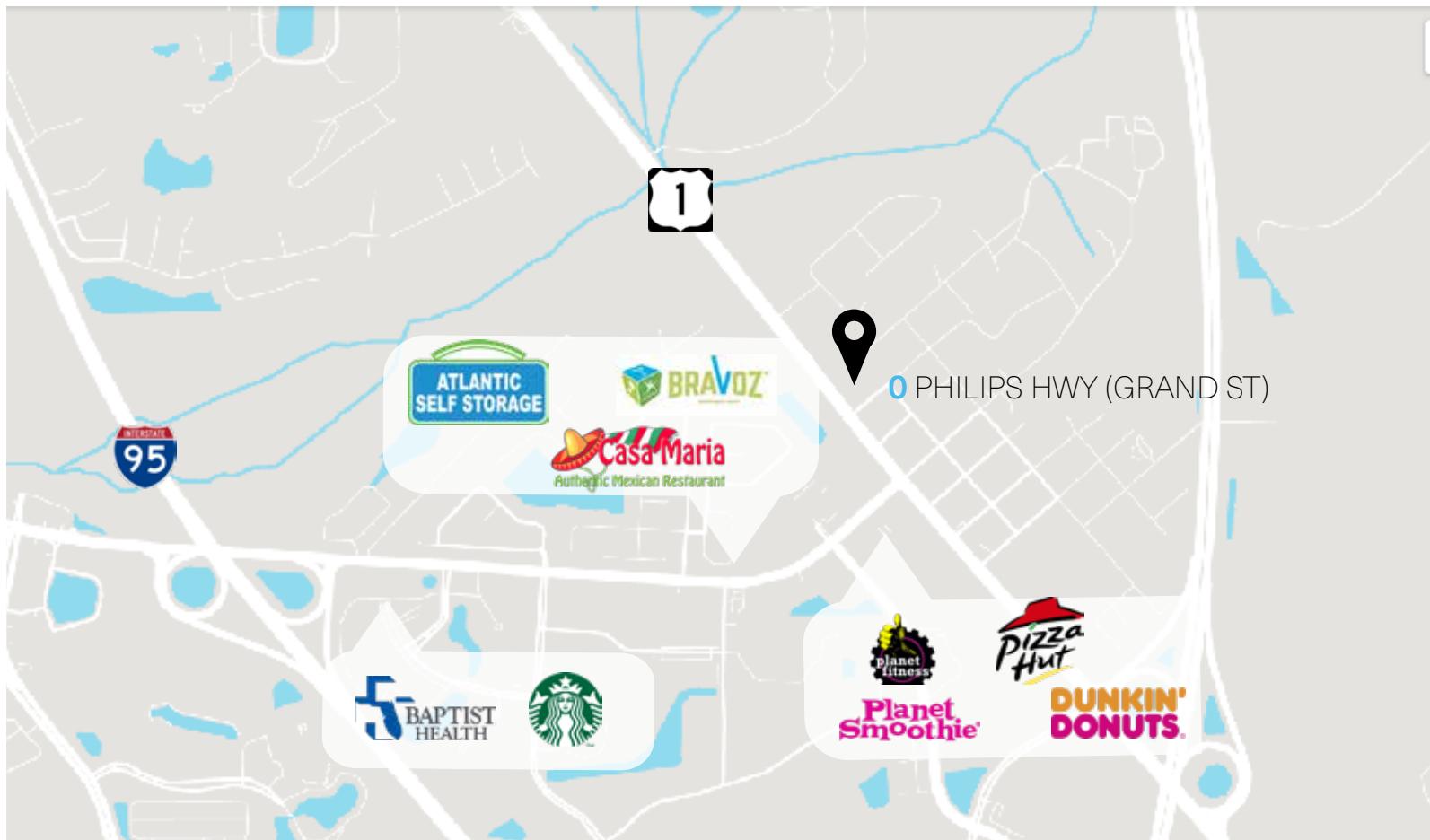
Available 11,200 $\pm$  square feet on 0.95 $\pm$  AC lot.



Located less than 2 miles from Baptist Medical Center South and Flagler Office Center.



538 apartment units within walking distance & over 2,300 within a 1.5-mile radius.



## DEMOCRAPHICS

### HOUSEHOLDS

	3 MILE	5 MILE	10 MILE
2020 Households	13,557	33,535	144,483
2024 Households	15,300	36,914	155,947
2029 Projection	16,490	41,382	178,159

### INCOME

	3 MILE	5 MILE	10 MILE
Average Household Income	\$118,836	\$124,243	\$118,522
Median Household Income	\$95,664	\$98,427	\$90,422



## 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.

## LISTING CONTACTS



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