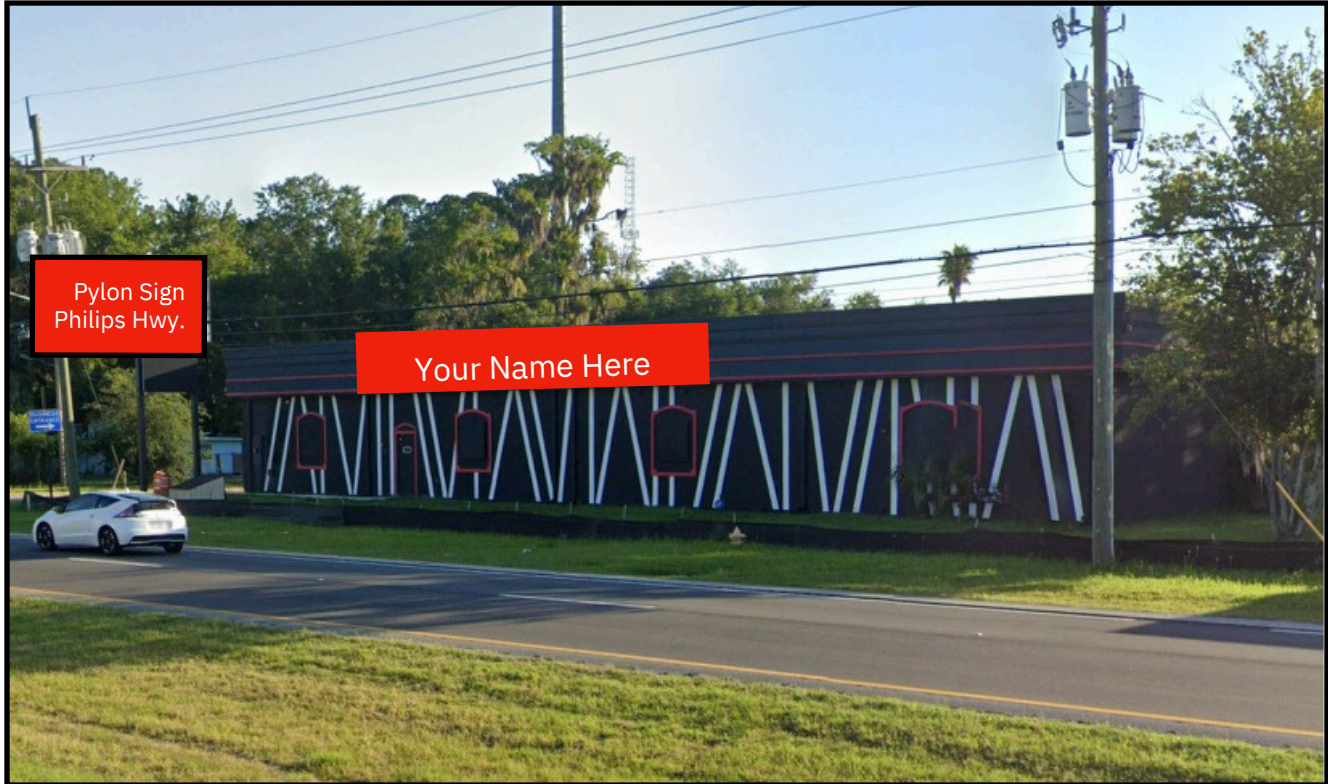


For Sale • Commercial Entertainment - Retail Property

Improved with 9,600 SF

6347 Philips Highway. • Jacksonville, Florida 32216



HIGHLIGHTS TO CONSIDER

- Currently Used as a Entertainment Venue • Full Kitchen with Hood
- High Traffic Location 48,320+/- Cars Daily Philips & Bowden
- Excellent On-Site Parking • Built in 2000
- Strong Commercial Corridor
- Zoned CCG-2 Building and IL for Parking Lot
- Excellent Residential, Commercial & Industrial Support
- Pylon Signage on Philips Highway U.S. 1
- Site 1.42 Acres +/- with 191' Frontage on Philips Highway
- Just South of University Boulevard

For Further Information, Please Contact: Dana Zaifert, Sales Associate

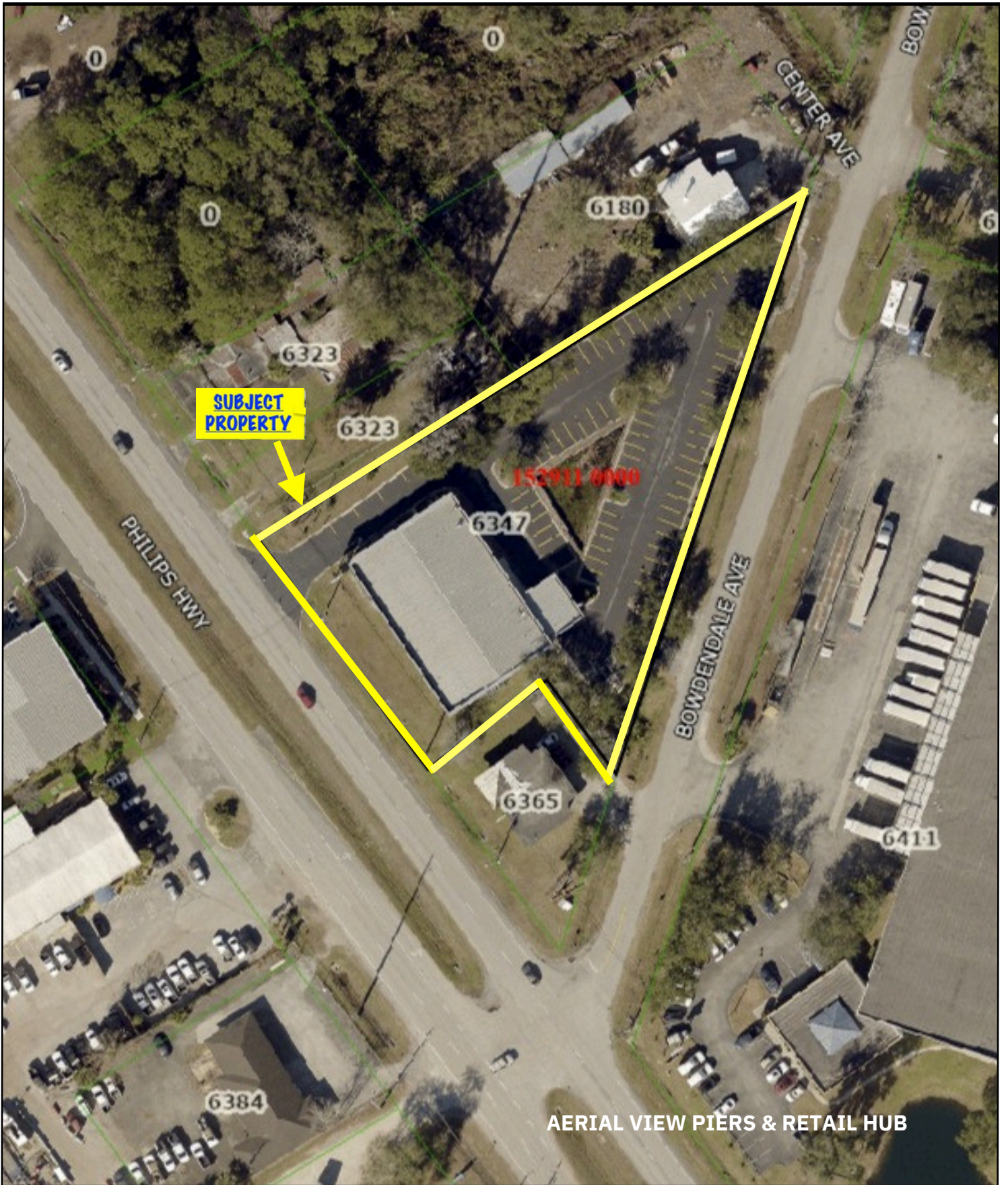
GOLDSTEIN COMMERCIAL PROPERTIES, INC.

7545 Centurion Parkway • Suite 401 • Jacksonville, Florida 32256

Tel. Mobile 904.716.6677

Email: danazaifert@gmail.com

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**SUBJECT
PROPERTY**

152911 0000

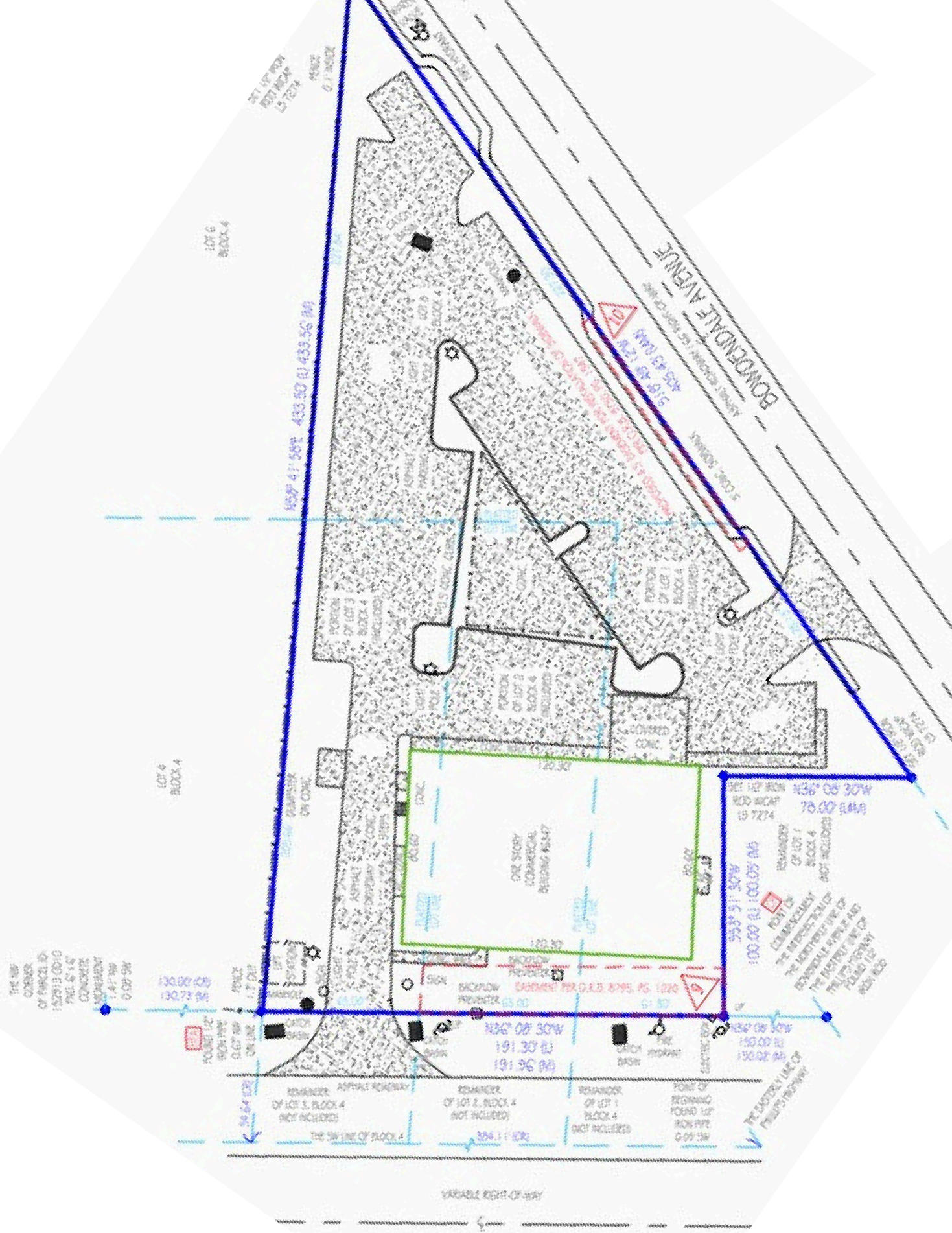
AERIAL VIEW PIERS & RETAIL HUB











THE NW CORNER OF PARCEL ID 152913.0010 PNE S 1/4 CONCRETE CONDUIT INSULATION 1.41' SW 0.53' SW

130.00' (C) 130.73' (B)

PRICE 1.7' DIA

LOT 1

LOT 2

LOT 3

LOT 4

183° 08' 30\"/>

191.30' (U) 191.96' (B)

184° 08' 30\"/>

150.00' (U) 150.02' (B)

100.00' (U) 100.05' (B)

593° 51' 50\"/>

REMAINDER OF LOT 3, BLOCK 4 (NOT INCLUDED)

REMAINDER OF LOT 2, BLOCK 4 (NOT INCLUDED)

REMAINDER OF LOT 1, BLOCK 4 (NOT INCLUDED)

POINT OF BEGINNING FOUND 1/2\"/>

REMAINDER OF LOT 1, BLOCK 4 (NOT INCLUDED)

REMAINDER OF LOT 2, BLOCK 4 (NOT INCLUDED)

REMAINDER OF LOT 3, BLOCK 4 (NOT INCLUDED)

REMAINDER OF LOT 4, BLOCK 4 (NOT INCLUDED)

REMAINDER OF LOT 1, BLOCK 4 (NOT INCLUDED)

REMAINDER OF LOT 2, BLOCK 4 (NOT INCLUDED)

REMAINDER OF LOT 3, BLOCK 4 (NOT INCLUDED)

REMAINDER OF LOT 4, BLOCK 4 (NOT INCLUDED)

VARIABLE RIGHT-OF-WAY

TERMINAL AVENUE (PLAT)
PHILIPS HIGHWAY (FIELD)



SUBJECT PROPERTY

