

# 10625 PHILIPS HIGHWAY

10625 Philips Highway, Jacksonville, Florida 32256



**2,999 SF former bank building offers exceptional potential for a variety of users, featuring a drive-thru option and a strong parking ratio.**



For Information Contact: Harrison Stier // Neal Realty & Investments // (786) 390-8358 // [Harrison@NealRealty.net](mailto:Harrison@NealRealty.net)

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## Property Highlights

- High Daily Traffic: 35,000+ Vehicles on Philips Highway
- Easy Access to I-295 and I-95
- Close Proximity to The Avenues Mall
- Ample Parking
- 3-Lane Drive-Thru
- Former Bank Branch with Existing Infrastructure

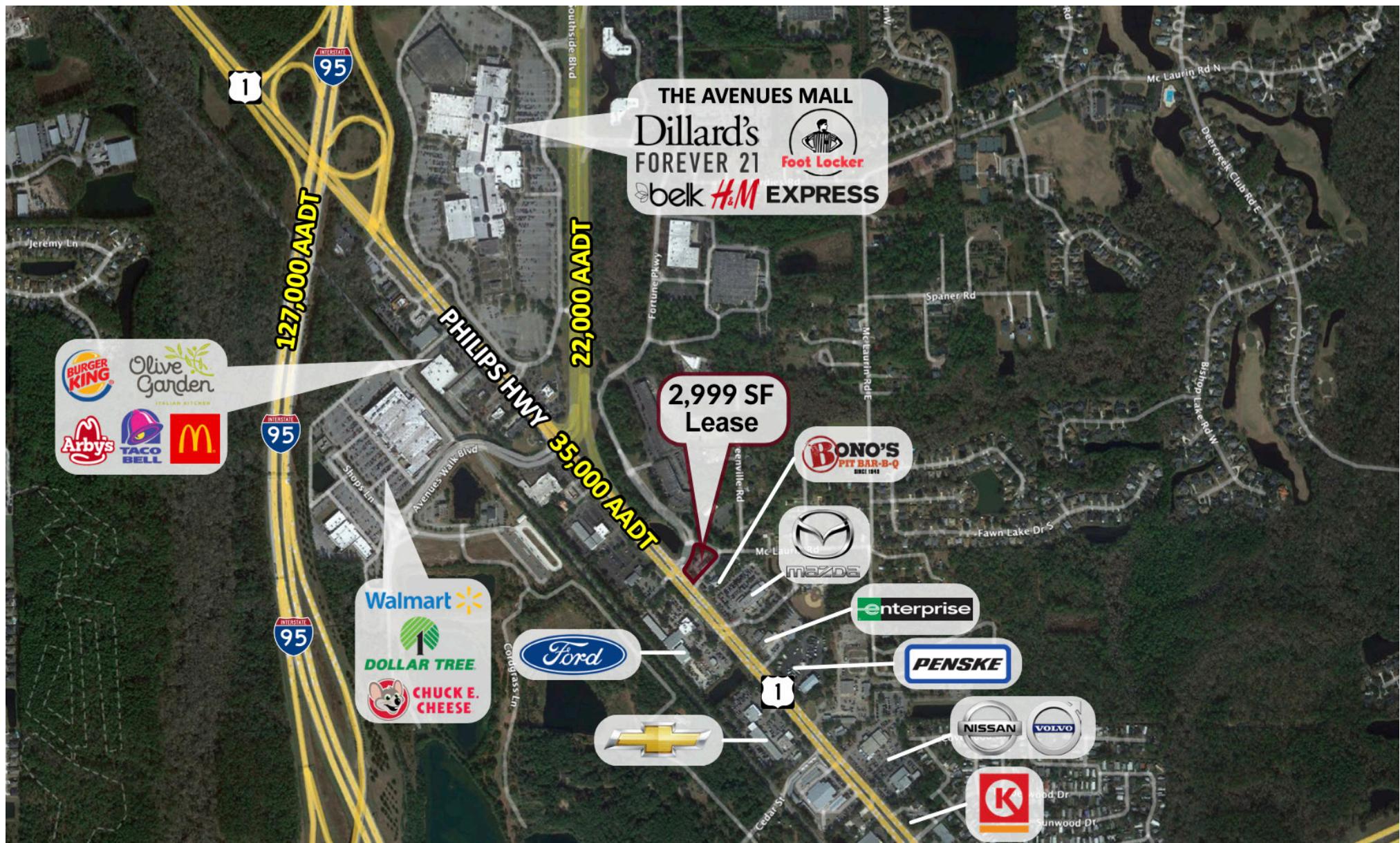
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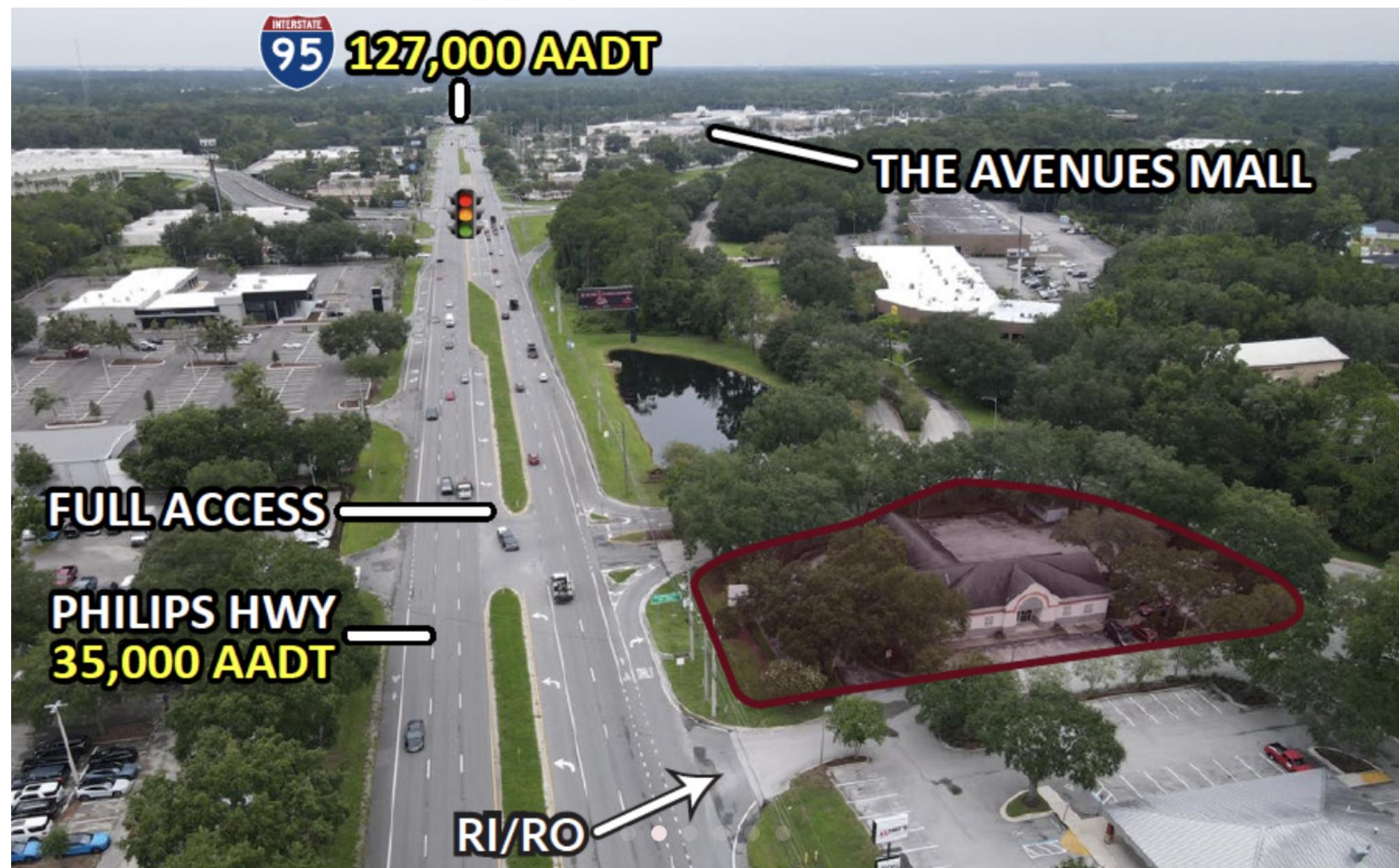


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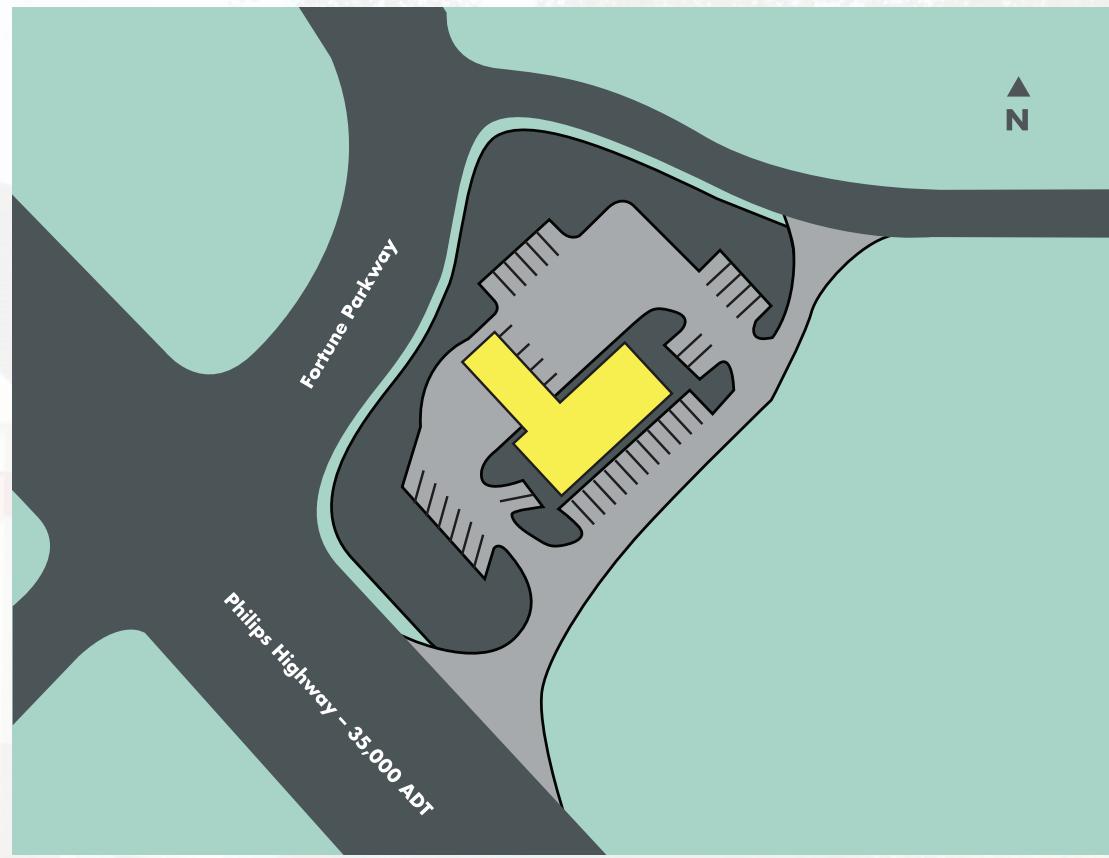
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## Available Space

**2,999 sf Available**



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## Demographics

	3 MILE	5 MILE
<b>POPULATION</b>	55,510	204,504
<b>HOUSEHOLDS</b>	25,681	88,171
<b>MEDIAN AGE</b>	34.2 yrs	35.2 yrs
<b>MEDIAN HH INCOME</b>	\$80,557	\$78,317
<b>AVERAGE HH INCOME</b>	\$109,766	\$106,782

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