

## OFFICE BUILDING FOR SALE

# 5995 Philips Highway Jacksonville, FL 32216



Sale Price	\$1,100,000
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### OFFERING SUMMARY

Building SF: 6,260± SF

Lot Size: 26,692± SF  
500± SF - Billboard  
27,192± SF - Total

Zoning: CCG-2

Lot Size: Well & Septic



Stanton Hudmon, CCIM

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Information provided is deemed accurate, but subject to errors and/or omissions.



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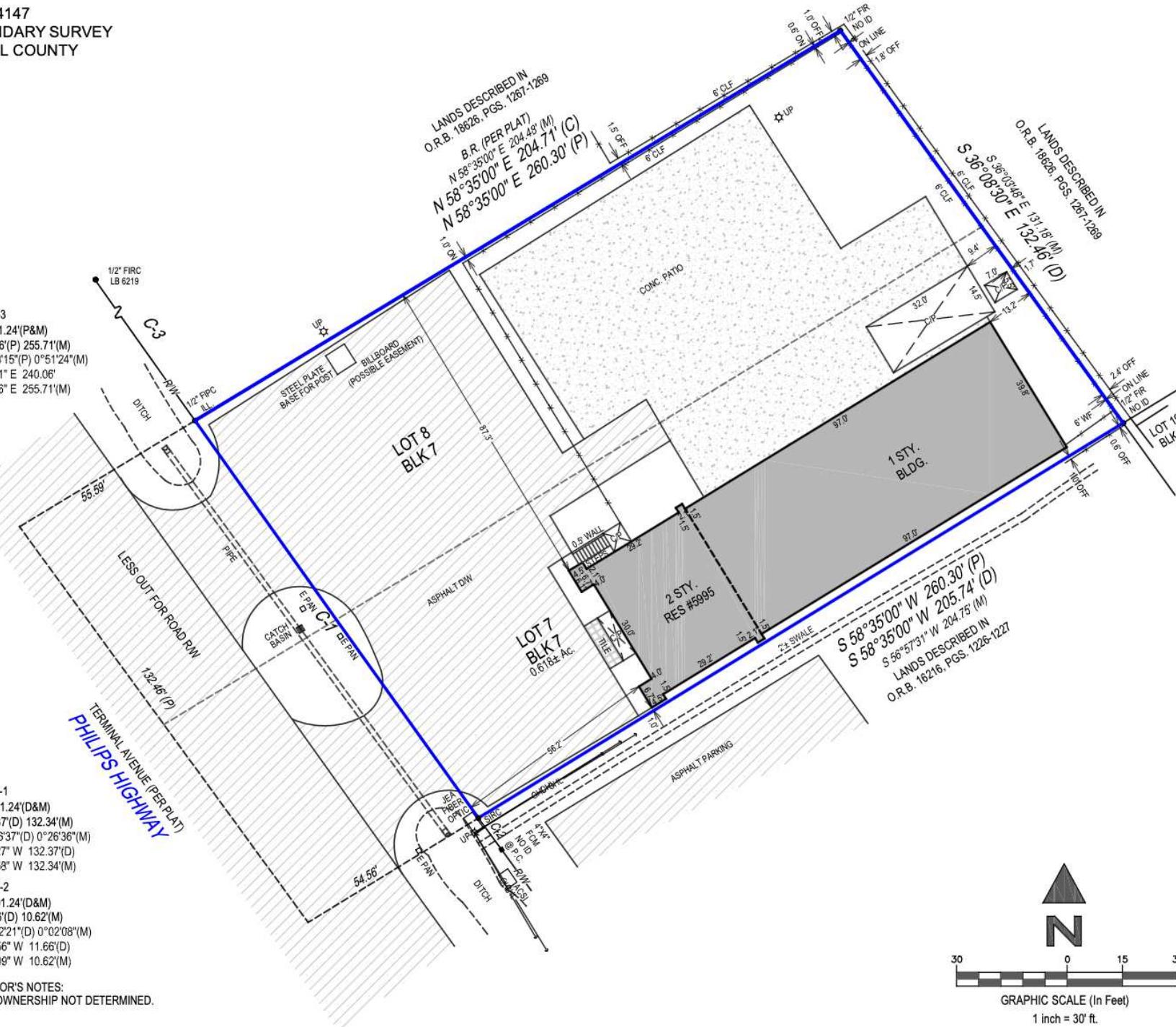


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4147  
IDARY SURVEY  
L COUNTY



**F 2 FOR LEGAL DESCRIPTION  
NOT VALID WITHOUT ALL PAGES**

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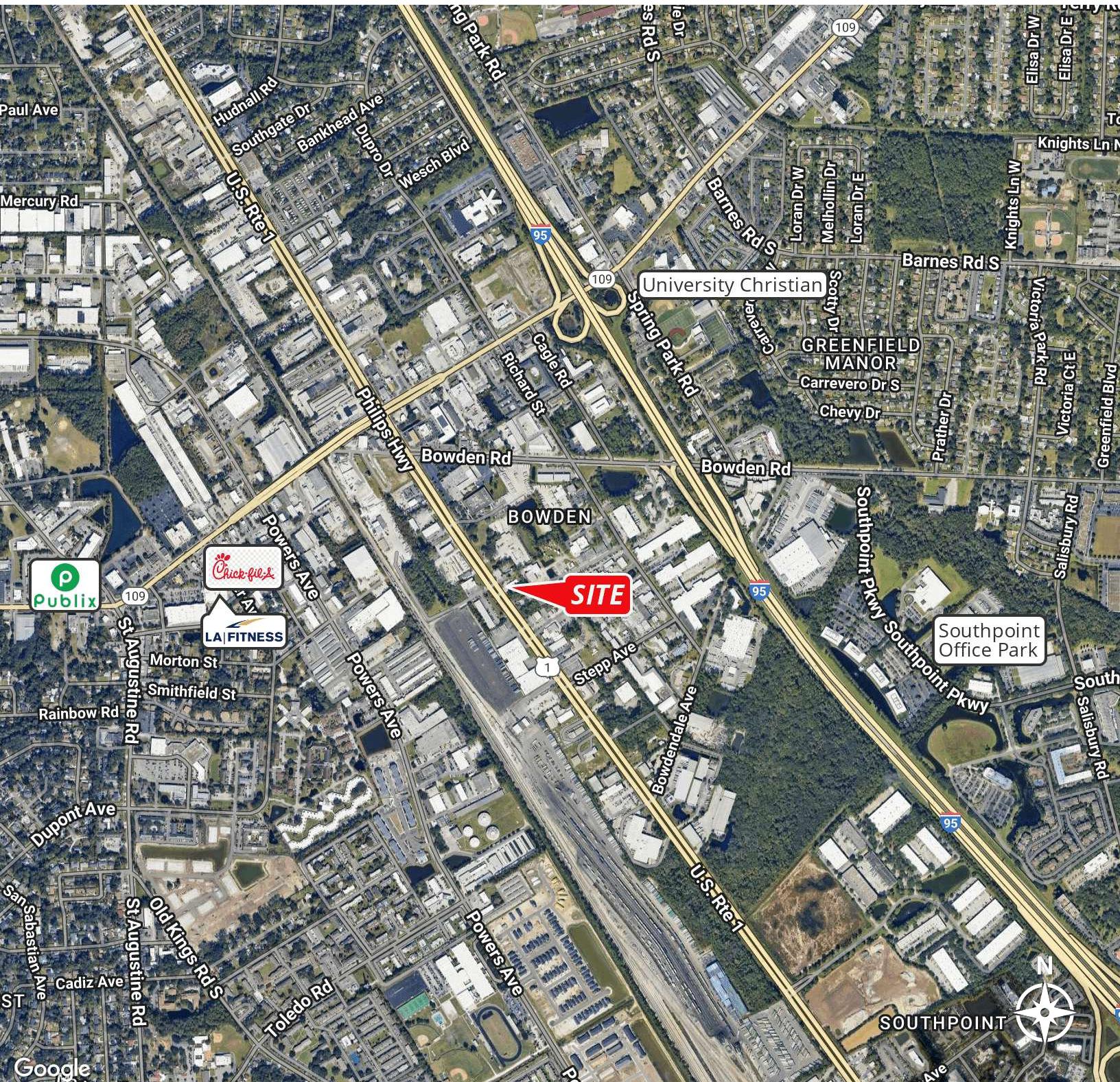
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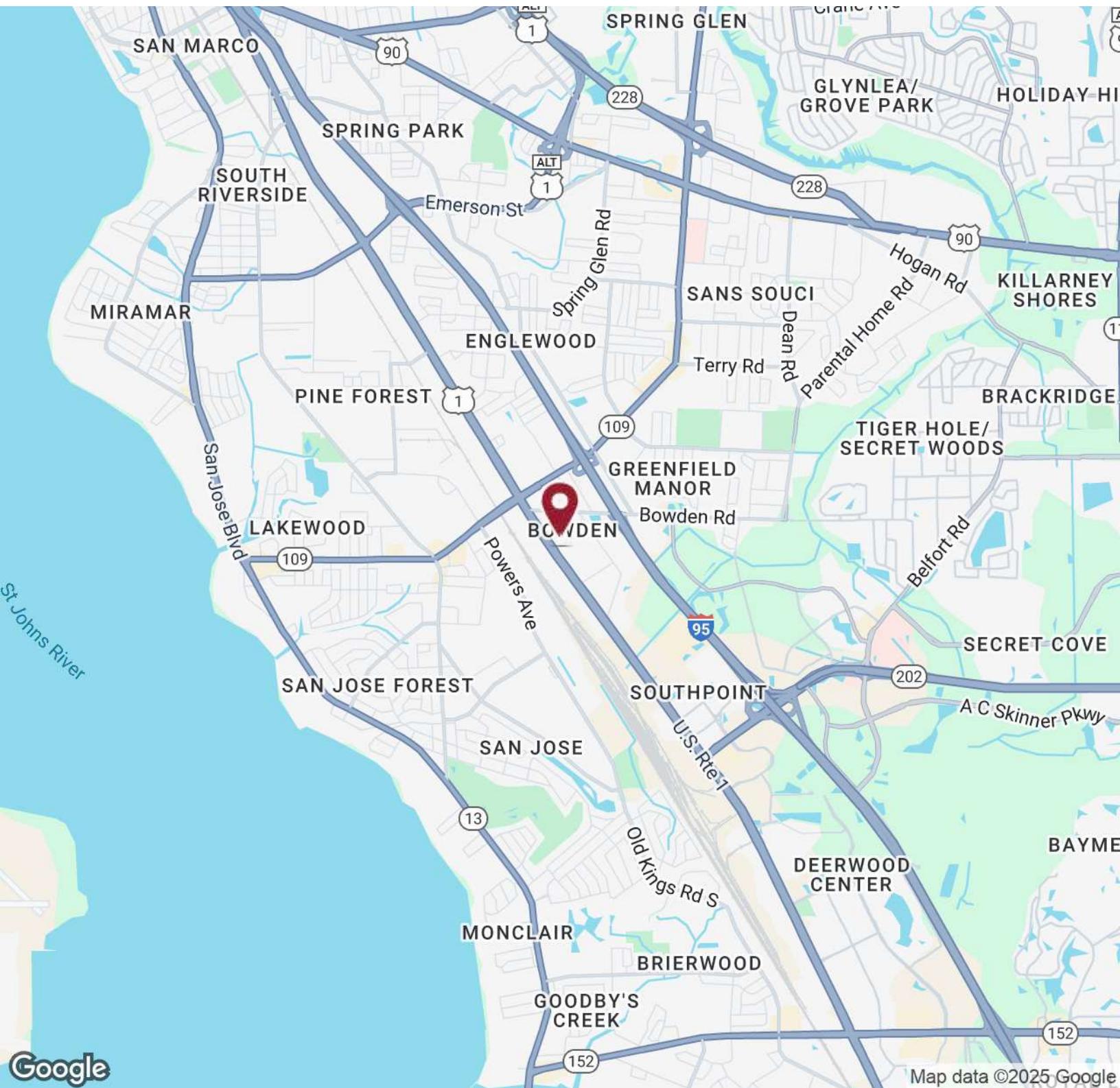
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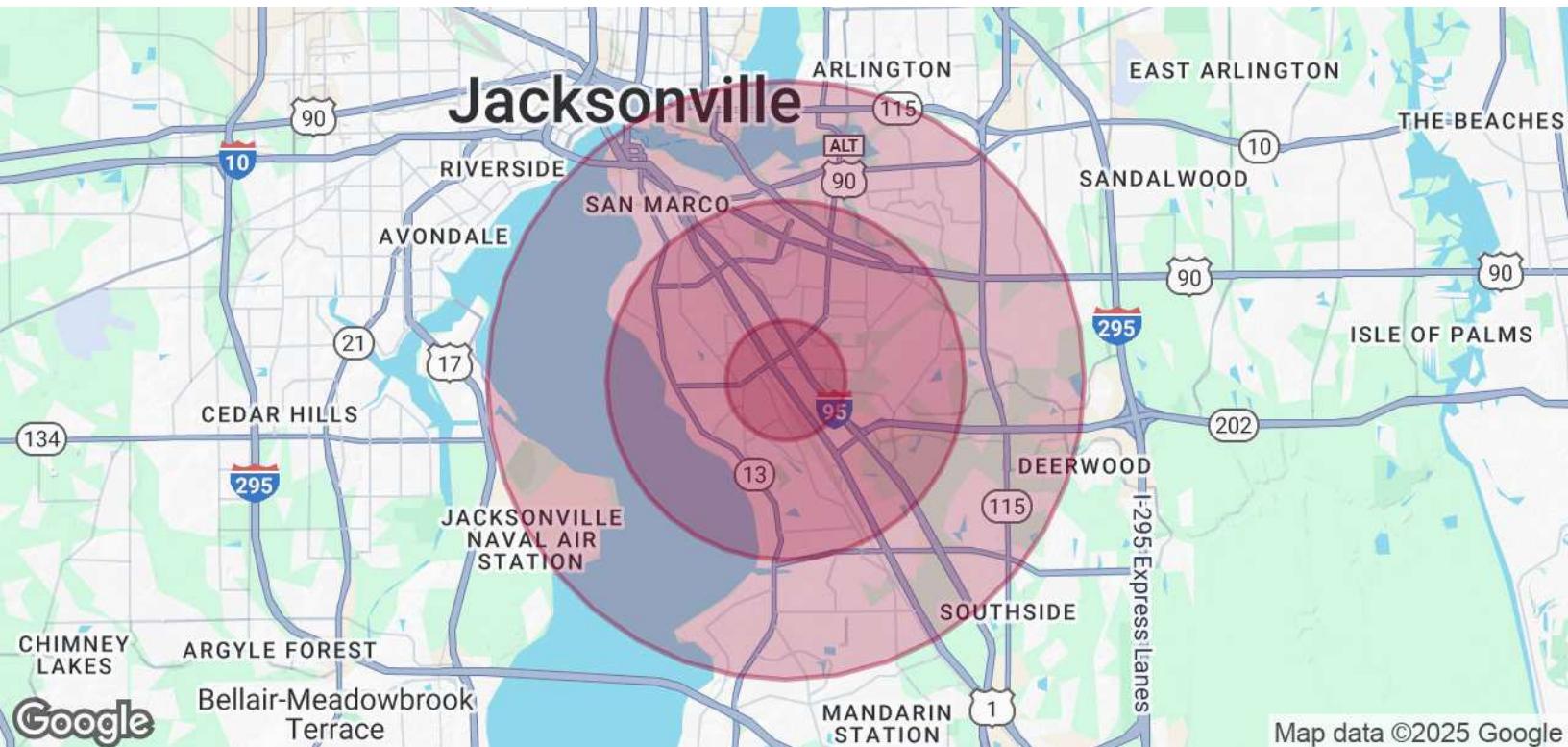
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,878	72,871	186,861
Average Age	41	41	40
Average Age (Male)	38	39	39
Average Age (Female)	43	42	42

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,629	30,464	80,792
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$62,888	\$84,207	\$88,266
Average House Value	\$255,511	\$341,011	\$324,097

Demographics data derived from AlphaMap

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