

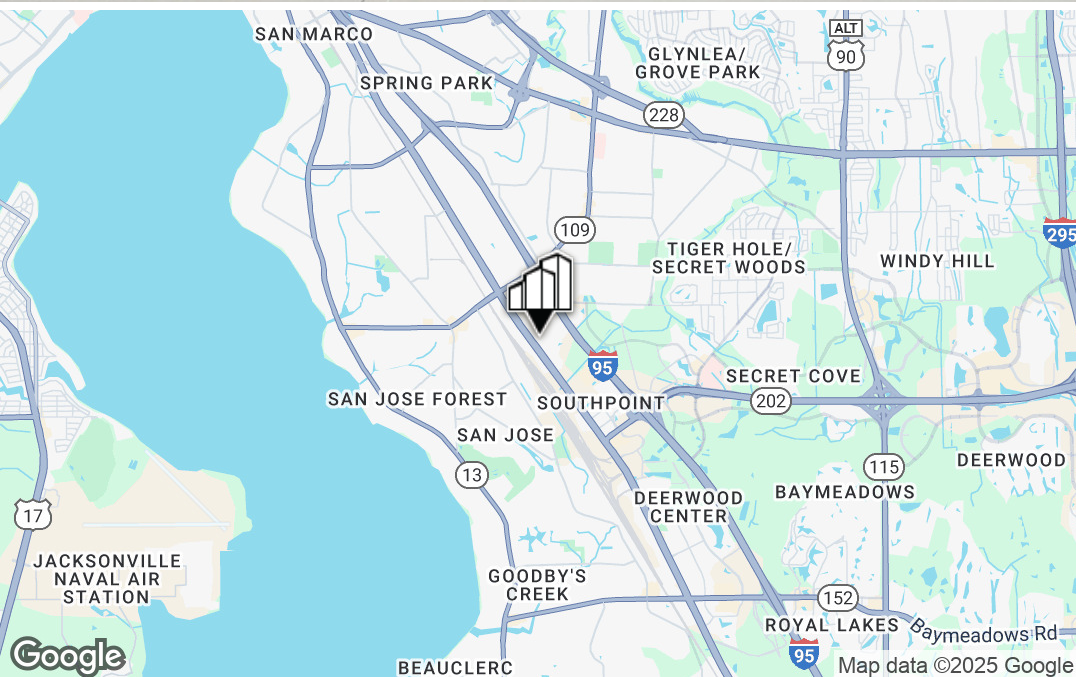
OFFICE BUILDING FOR LEASE

COLONIAL PLAZA IN JACKSONVILLE ON PHILIPS HWY

6251 PHILIPS HWY, JACKSONVILLE, FL 32216



PRIMEREALTY



For More Information:

Conrad Boylan

Director

904.515.2590

cboylan@primerealtyinc.com

4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

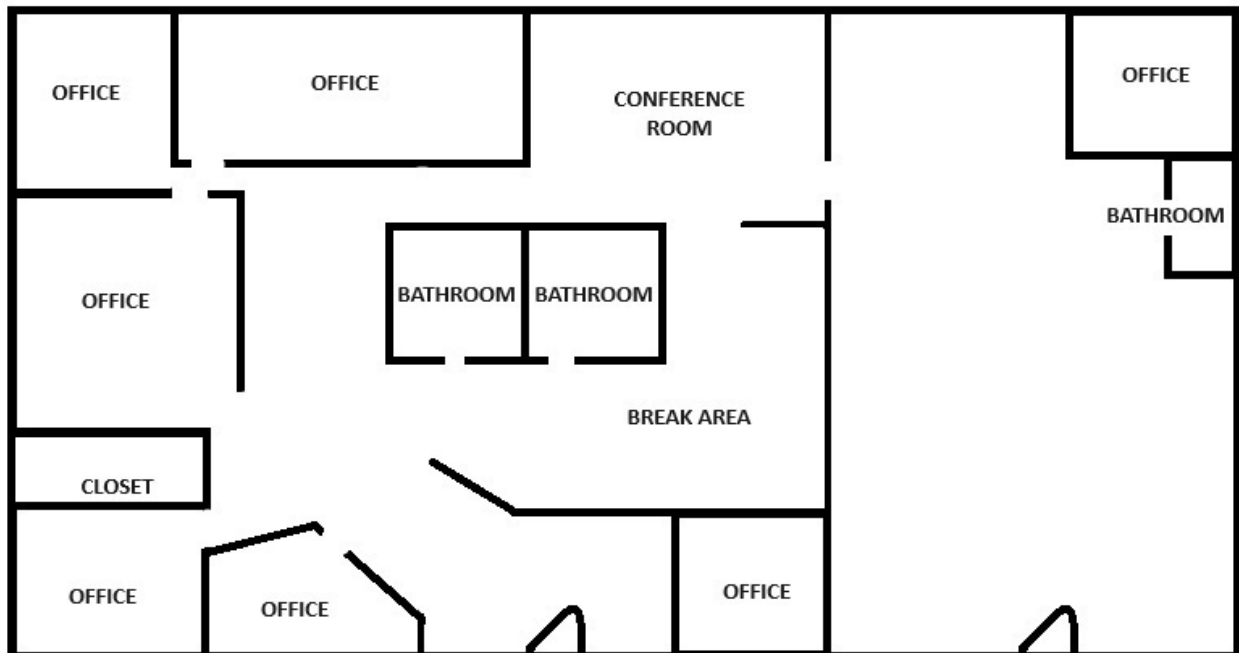
Office | Industrial | Retail | Multi-Family

All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.

Office Building For Lease | Colonial Plaza In Jacksonville On Philips Hwy



6251 Philips Hwy, Jacksonville, FL 32216



PROPERTY DESCRIPTION

Prime Realty is pleased to present three consecutive suites at Colonial Plaza, an office building located near the intersection of Philips Highway (US-1) and University Boulevard. Just a short drive to where I-95 and Philips Highway meet Butler Boulevard (SR-202), this office property features ample parking in two adjacent lots, 24/7 access, and direct frontage and monument signage on highly trafficked Philips Highway.

PROPERTY HIGHLIGHTS

- 2,530 SF Available
- 8,725 SF building on a 0.617 AC lot
- 25 on-site surface parking spots with additional parking located in adjacent 0.308 AC paved lot
- 24/7 access
- Zoned CCG-2

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/YR (NNN)
Available SF:	2530 SF
Lot Size:	0.92 Acres
Building Size:	8,600 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,558	24,778	65,189
Total Population	6,771	60,485	153,868
Average HH Income	\$45,121	\$61,642	\$64,797

Conrad Boylan

Director
904.515.2590
cboyland@primerealtyinc.com

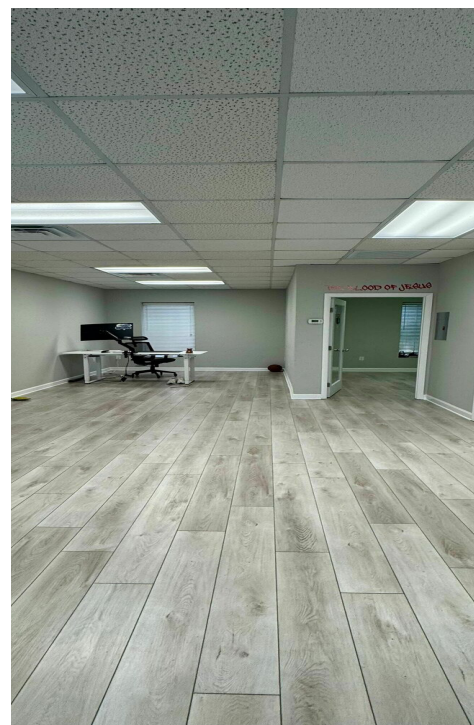
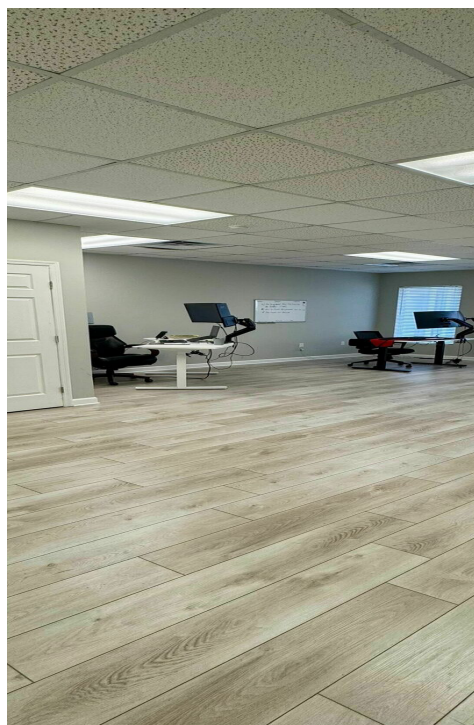
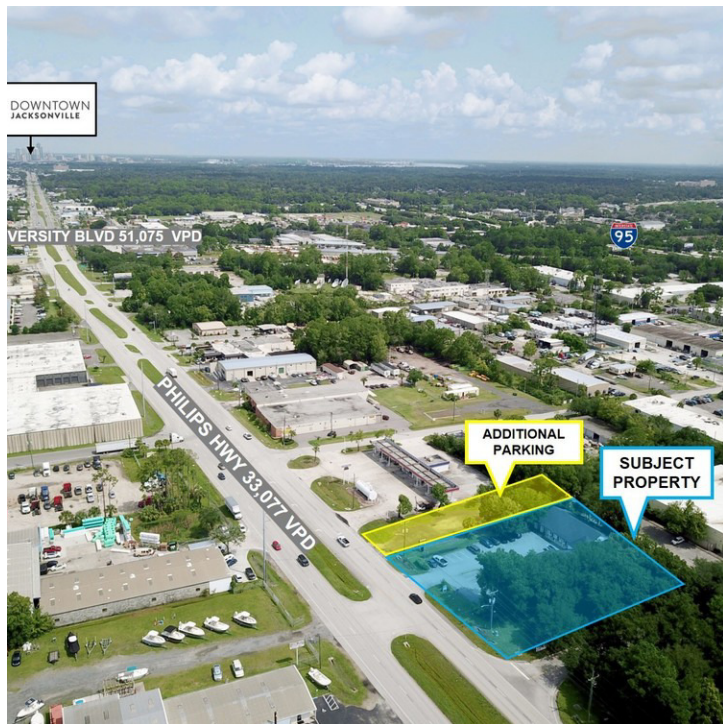
4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family

Office Building For Lease | Colonial Plaza In Jacksonville On Philips Hwy



6251 Philips Hwy, Jacksonville, FL 32216



Conrad Boylan

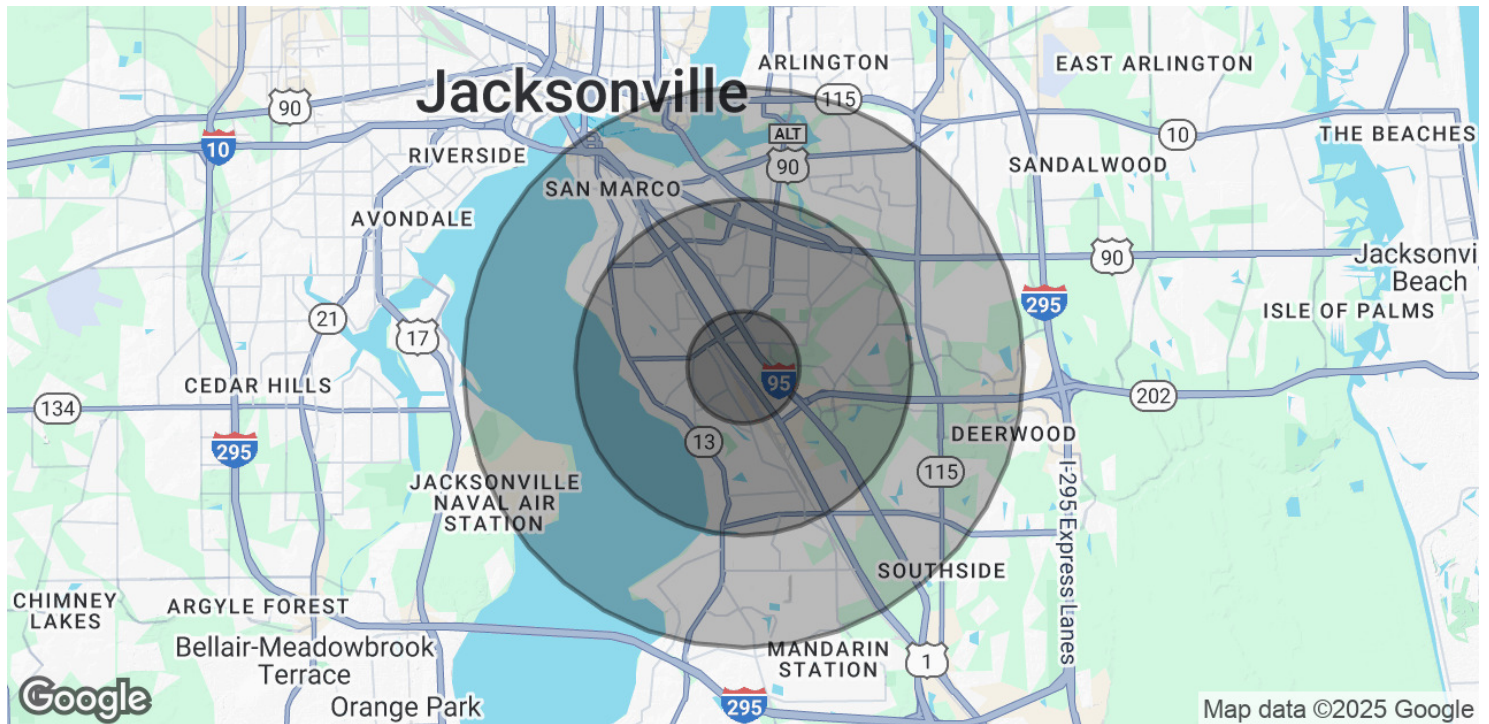
Director
904.515.2590
cboyland@primerealtyinc.com

4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400
Office | Industrial | Retail | Multi-Family

Office Building For Lease | Colonial Plaza In Jacksonville On Philips Hwy



6251 Philips Hwy, Jacksonville, FL 32216



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,771	60,485	153,868
Average Age	35.0	37.3	36.2
Average Age (Male)	31.4	34.6	34.9
Average Age (Female)	38.9	40.7	37.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,558	24,778	65,189
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$45,121	\$61,642	\$64,797
Average House Value	\$152,200	\$219,534	\$263,208

2020 American Community Survey (ACS)

Conrad Boylan
Director
904.515.2590
cboyland@primerealtyinc.com

4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400
Office | Industrial | Retail | Multi-Family