

AVENUES WALK MEDICAL BUILDING

10460 PHILIPS HWY, JACKSONVILLE, FL 32256

FOR SALE OR FOR LEASE



DEMOGRAPHICS

POPULATION



1 MILE	2,564
3 MILE	51,427
5 MILE	159,018

HOUSEHOLDS



1 MILE	958
3 MILE	21,086
5 MILE	68,883

DAYTIME POPULATION



1 MILE	7,145
3 MILE	39,997
5 MILE	137,551

AVE. HOUSEHOLD INCOME



1 MILE	\$155,523
3 MILE	\$117,054
5 MILE	\$116,469

DAILY TRAFFIC COUNT



Philips Hwy	33,500 AADT
Southside Blvd	22,000 AADT
I-95	127,000 AADT

PROPERTY OVERVIEW

- 5,040 SF Available for Sale or For Lease
- New construction turnkey medical office
- Located at the lighted intersection of Philips Highway (33,500 AADT) and Southside Blvd. (22,000 AADT)
- Right in, right out access point and Full access point from Philips Hwy leading to buildings rear parking lot
- Close proximity to the Avenues Mall
- Adjacent to Bainbridge Avenues Walk, 372 Unit Multifamily project

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SITE PLAN







AERIAL



AERIAL - RETAIL

