

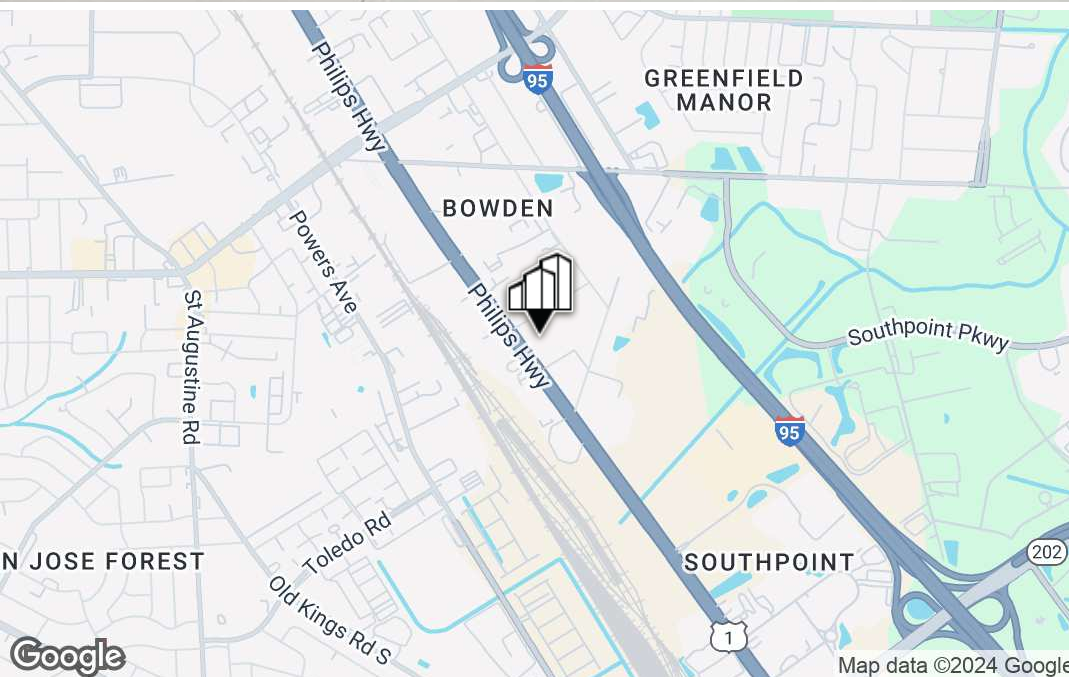
OFFICE BUILDING FOR LEASE

COLONIAL PLAZA IN JACKSONVILLE ON PHILLIPS HWY

6251 PHILLIPS 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.



6251 Phillips Hwy, Jacksonville, FL 32216



OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (MG)
Available SF:	Suite 4: 800 SF
Lot Size:	0.92 Acres
Building Size:	8,600 SF
Zoning:	CCG-2

PROPERTY OVERVIEW

Prime Realty is pleased to present Colonial Plaza, an office building located near the intersection of Philips Highway (US-1) and University Boulevard. and 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. Current neighboring tenants at Colonial Plaza include Doc Tony's Southside Chiropractic location.

PROPERTY HIGHLIGHTS

- Great Build Out Potential
- Convenient Location
- Direct Frontage on Philips Highway
- 24/7 Access
- Fresh Paint/Carpeting To Be Applied
- Ample Parking - Two parking lots

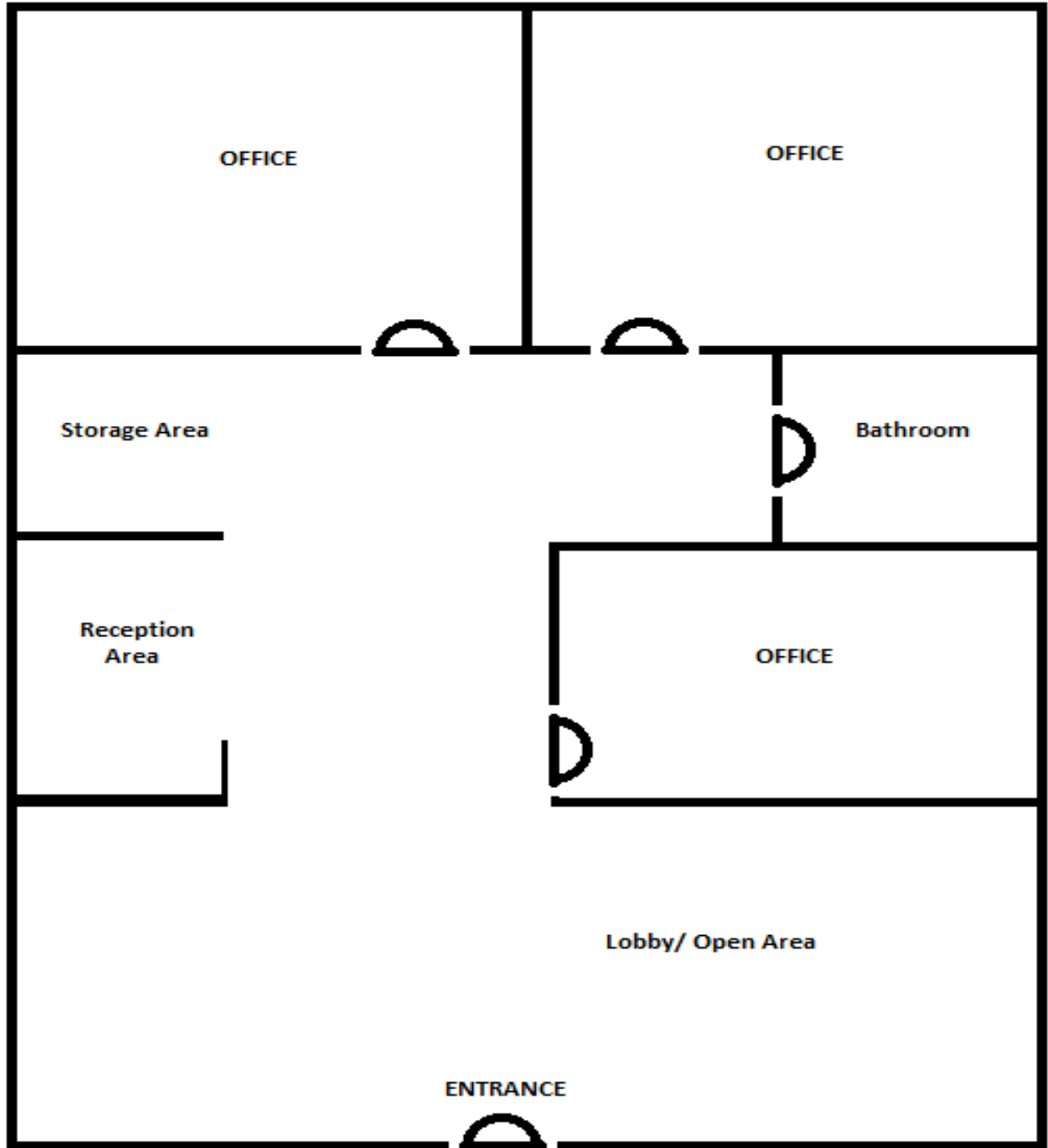
Conrad Boylan

Director
904.515.2590
cboylan@primerealtyinc.com

Colonial Plaza Suite 4 | Colonial Plaza In Jacksonville On Phillips Hwy



6251 Phillips Hwy, Jacksonville, FL 32216

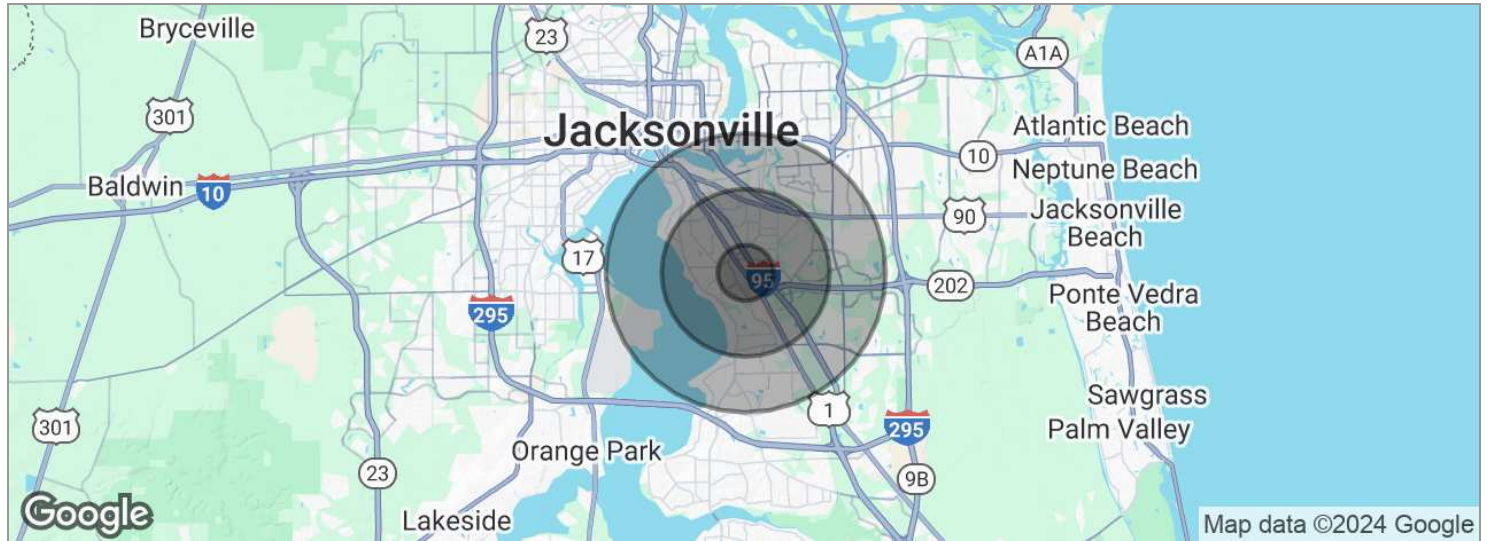


Conrad Boylan
Director
904.515.2590
cboylan@primerealtyinc.com

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



6251 Phillips Hwy, Jacksonville, FL 32216



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,771	60,485	153,868
Median age	35.0	37.3	36.2
Median age (Male)	31.4	34.6	34.9
Median 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

* Demographic data derived from 2020 ACS - US Census

Conrad Boylan
 Director
 904.515.2590
 cboyland@primerealtyinc.com