

**For Sublease • Retail / Office / Showroom Space • 2,161 SF**  
**Excellent Location • Philips Highway Exposure**  
**8081 Philips Highway. • Suite 9 • Jacksonville, Florida 32256**



## HIGHLIGHTS TO CONSIDER

- Located in The Spectrum Office Park • Excellent on-site Parking • Multi-Tenant Building.
- High Traffic Location 80,000+/- Cars Daily at signalized intersection of Philips Hwy. & Baymeadows Rd.
- Excellent on-site Parking@ Northeast Quadrant • Strong Commercial Corridor.
- Major North-South Highway in the popular Southside area of Jacksonville.
- Excellent Visibility • Building signage available above your premises.
- Easy access to Interstate I-95 and Interstate I-295 • Excellent ingress and egress.
- Available for immediate occupancy • Below Market Rent • Attractive Existing Build-out
- Includes Showroom, Reception Area, Offices, 2 Restrooms, Recessed LED lighting, Upgraded Ceiling.
- Across from BJ's Wholesale Club and National Tenants including many restaurants nearby.
- Population 74,450 people 3-mile radius • 175,680 people 5-mile radius
- Average HH Income \$75,430 3-mile radius • \$82,160 5-mile radius

**For Further Information, Please Contact:**

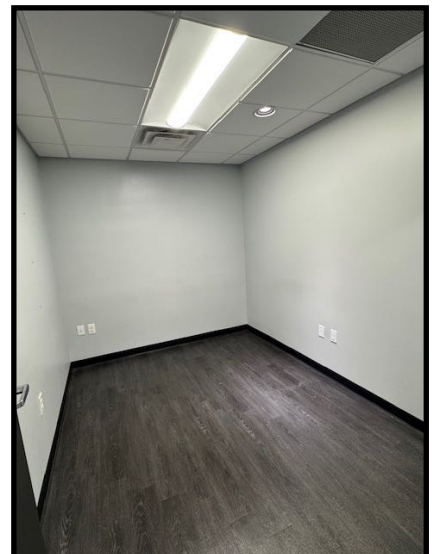
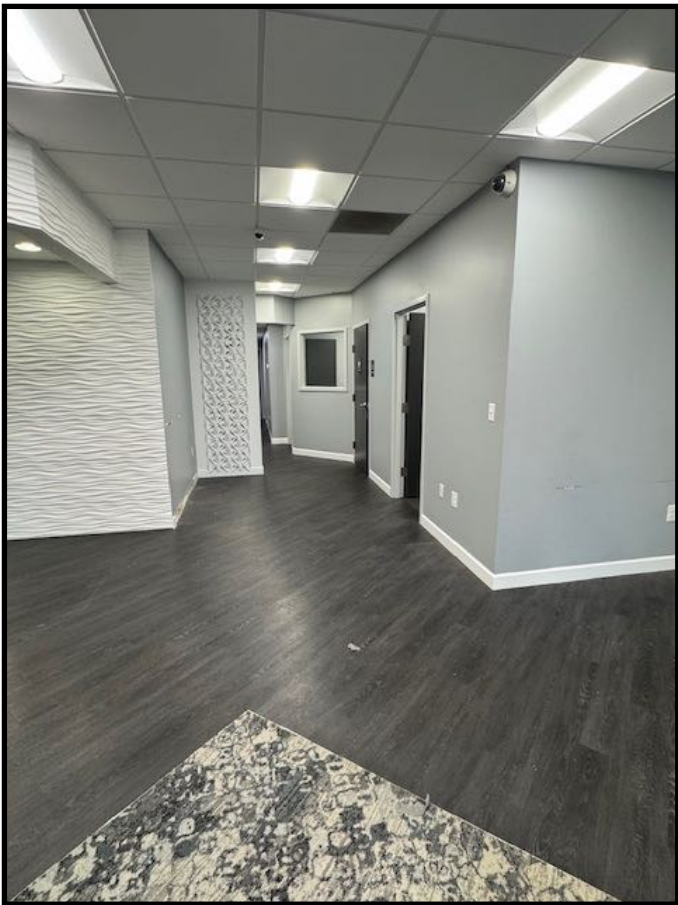
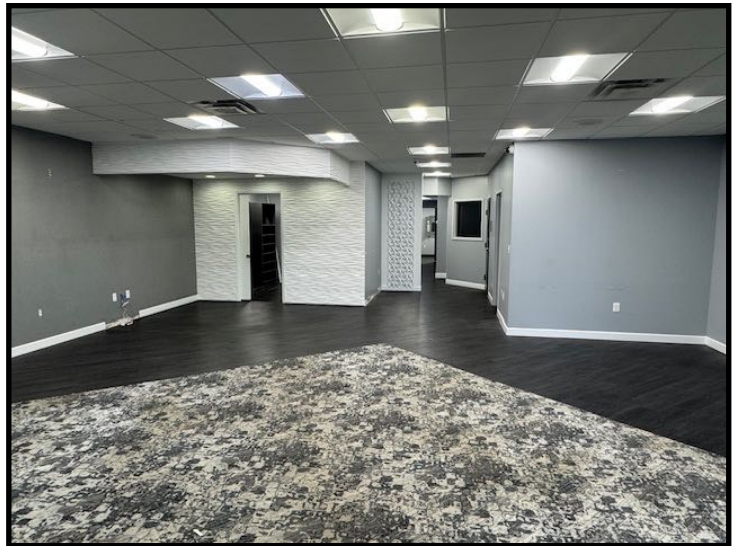
**GOLDSTEIN COMMERCIAL PROPERTIES, INC.**  
**7545 CENTURION PARKWAY • SUITE 401 • JACKSONVILLE, FLORIDA 32256**  
**BARRY GOLDSTEIN LISTING AGENT MOBILE 904.803.0488 OR**

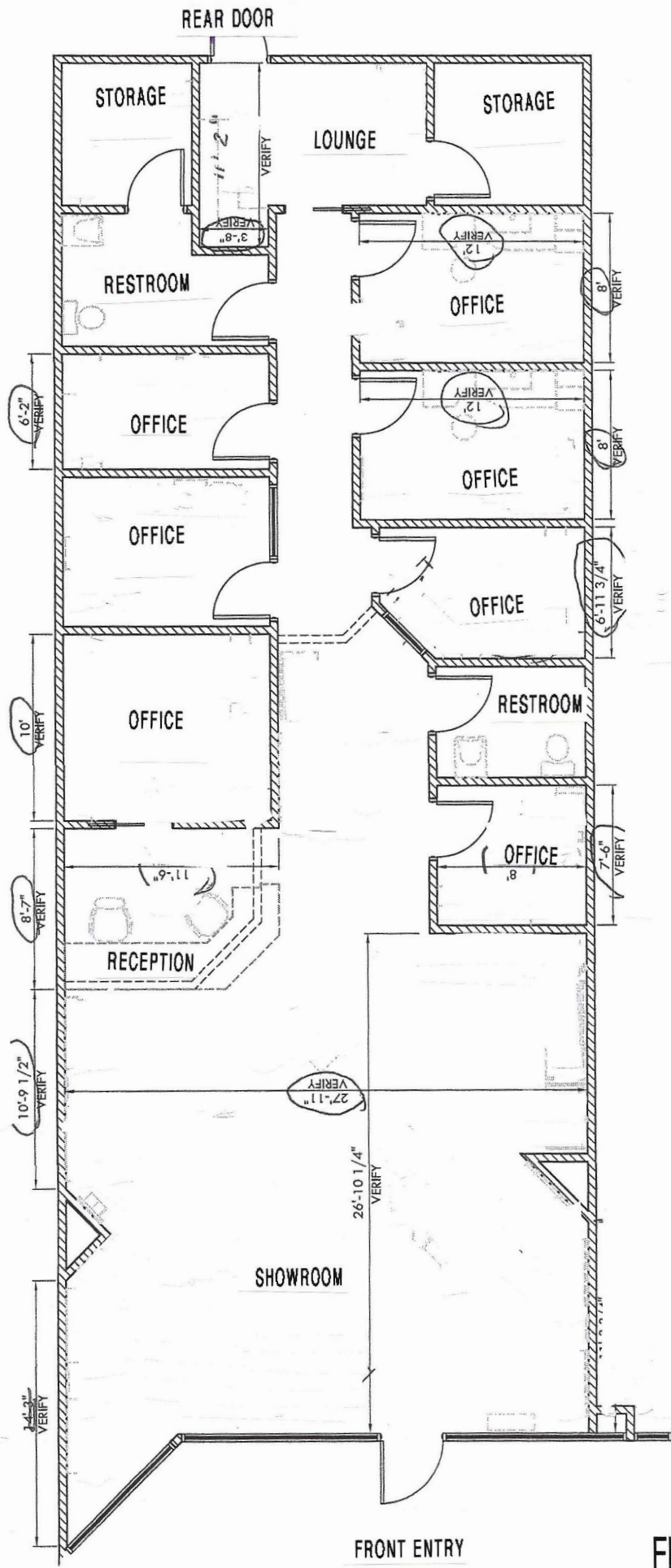
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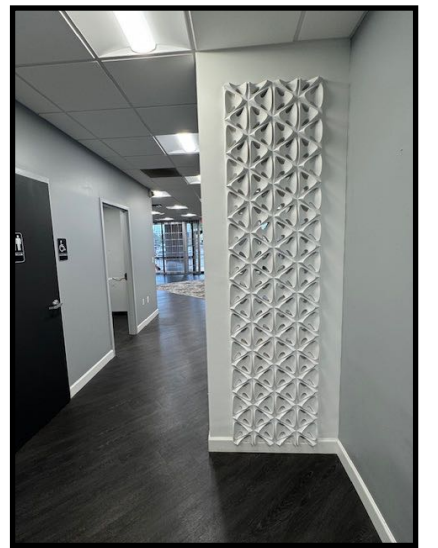
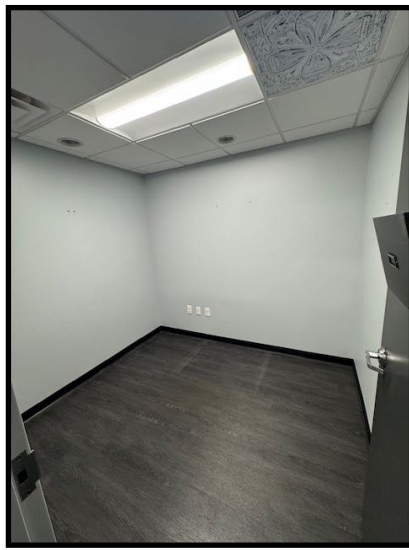
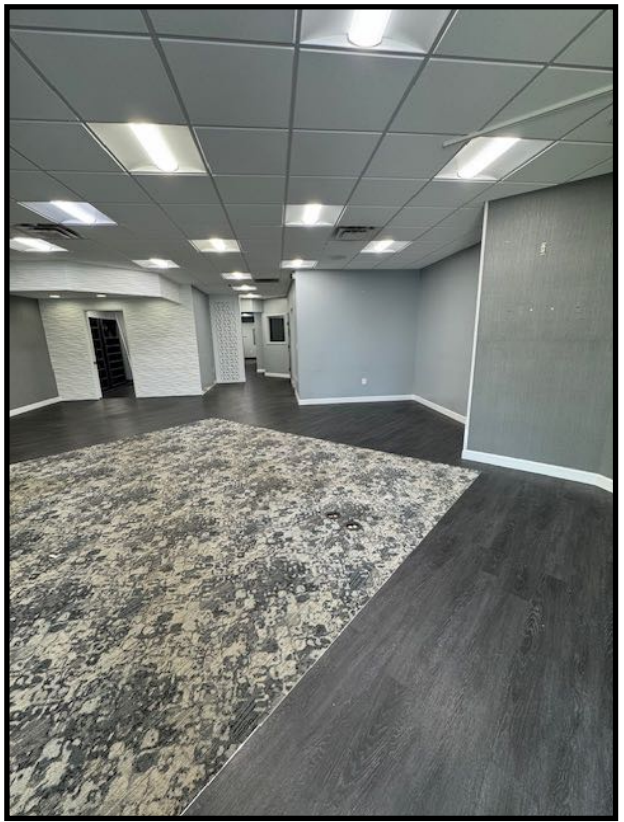






FLOOR PLAN









**SUBJECT PROPERTY**

**Jacksonville**

ATLANTIC OCEAN

Atlantic Beach  
Neptune Beach  
Jacksonville Beach

Bellair

Orange Park

Palm Valley

Guana River State Park