



Avenues North

9357-9365 Philips Hwy
 Jacksonville, Florida 32256

Property Highlights

- Great visibility and access.
- Close proximity to major highways.
- Adjacent tenants to available space include Edwin Watts Golf, Great American Antique, The Tile Shop, Dogtopia, and more.

Property Overview

This retail center is located along the heavily trafficked Philips Highway in Jacksonville, Florida. The Property is built less than 2 miles northwest of I-95. Daily traffic counts in front of the center top 40,000 vehicles per day.

Offering Summary

Lease Rate:	Negotiable
Building Size:	141,472 SF
Available SF:	2,573 SF
Lot Size:	17.89 Acres

Demographics	3 Miles	5 Miles	10 Miles
Total Households	32,434	74,572	206,427
Total Population	74,836	170,626	511,621
Average HH Income	\$99,265	\$105,252	\$114,849

For More Information



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For Lease

2,573 SF | Negotiable

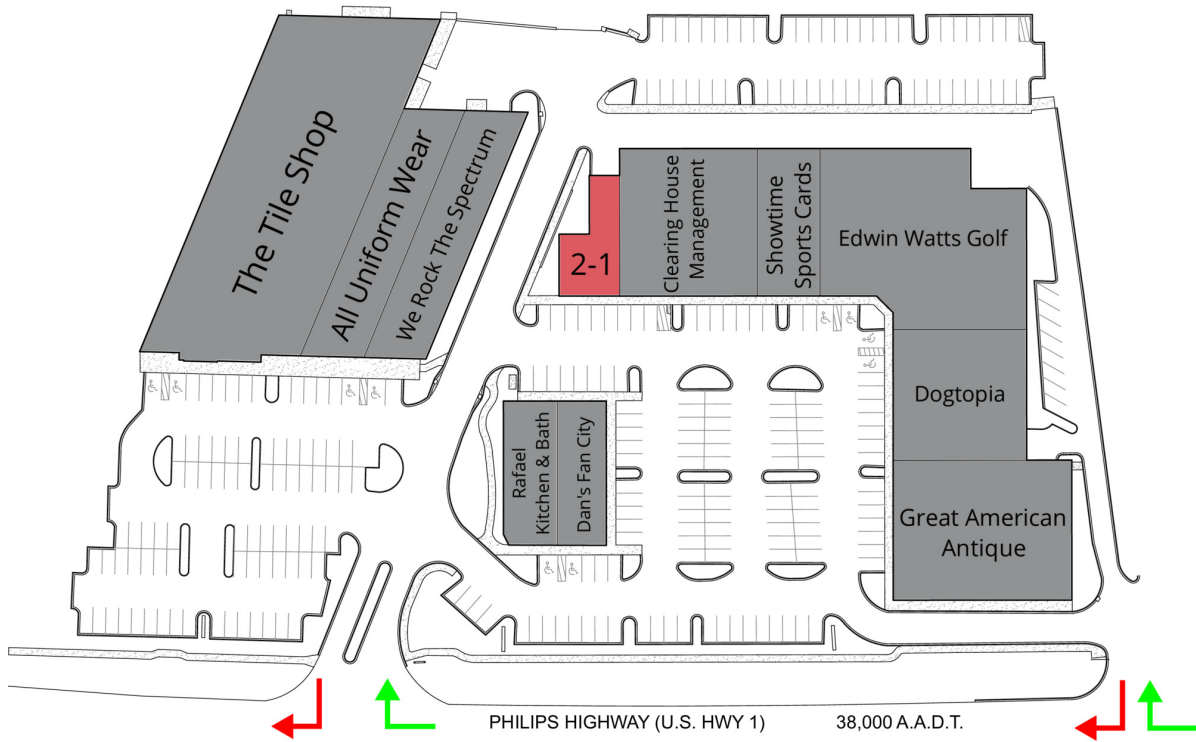
Retail Shopping Center Space





For Lease
2,573 SF | Negotiable
Retail Shopping Center Space





Available Spaces

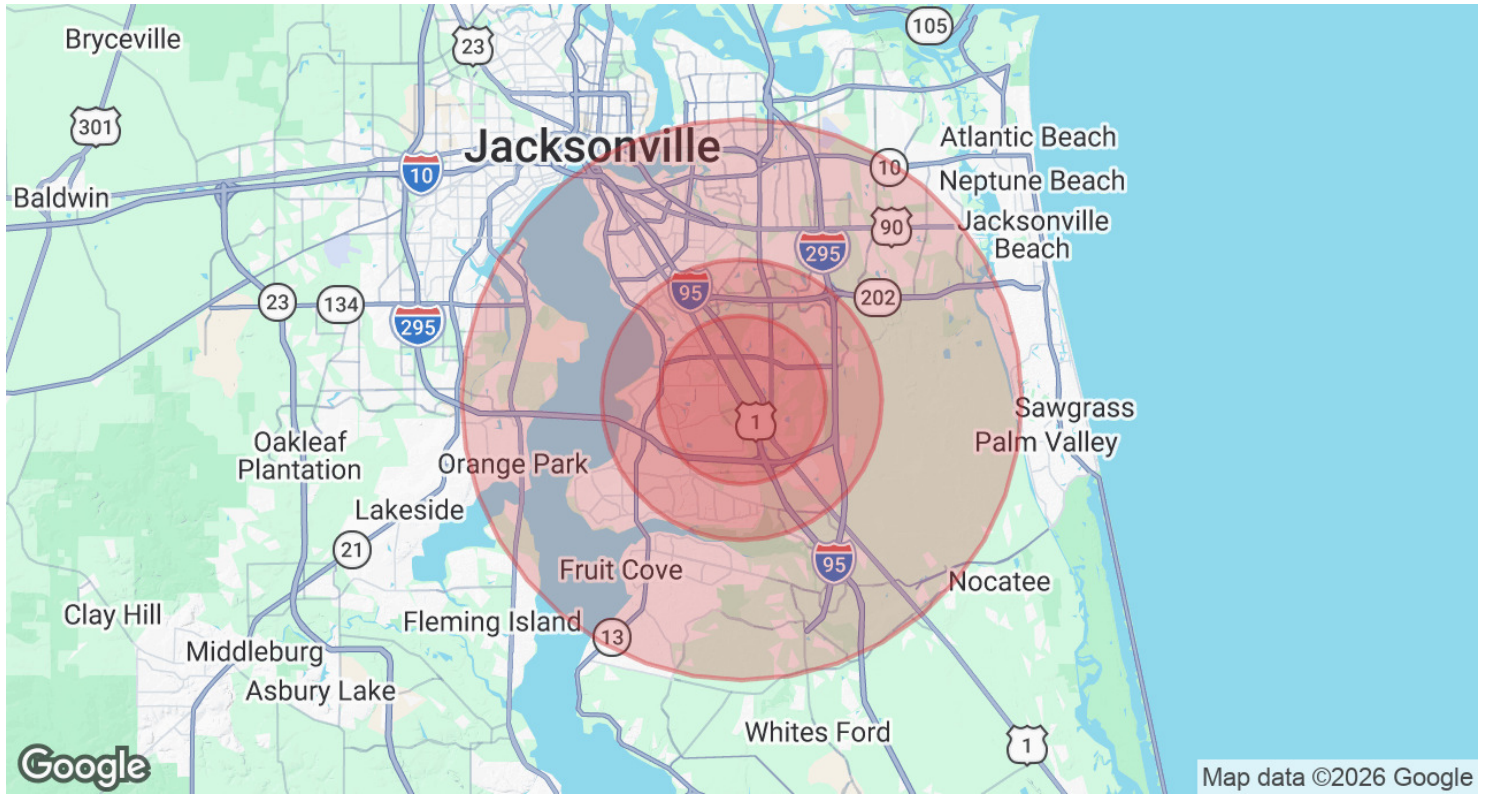
Suite	Tenant	Size	Type	Rate
1-1	The Tile Shop	26,186 SF	NNN	-
1-2	All Uniform Wear	7,190 SF	NNN	-
1-3	We Rock The Spectrum	7,261 SF	NNN	-
2-1	Available Soon	2,573 SF	NNN	Negotiable
2-102	Clearing House Management	8,056 SF	NNN	-
2-105	Showtime Sports Cards	3,988 SF	NNN	-
2-5	Edwin Watts Golf	15,800 SF	NNN	-
2-5B	Dogtopia	9,200 SF	NNN	-
2-6	Great American Antique	11,612 SF	NNN	-
3-7A	Rafael Kitchen & Bath	3,425 SF	NNN	-
3-7B	Dan's Fan City	3,488 SF	NNN	-

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Population	3 Miles	5 Miles	10 Miles
Total Population	74,836	170,626	511,621
Average Age	41	41	41
Average Age (Male)	39	40	39
Average Age (Female)	42	42	42

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	32,434	74,572	206,427
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$99,265	\$105,252	\$114,849
Average House Value	\$342,553	\$352,713	\$401,542

Demographics data derived from AlphaMap