

FORMER BANK BRANCH AVAILABLE | FOR SUBLEASE

10625 Philips Hwy
 Jacksonville, FL 32256

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PROPERTY OVERVIEW

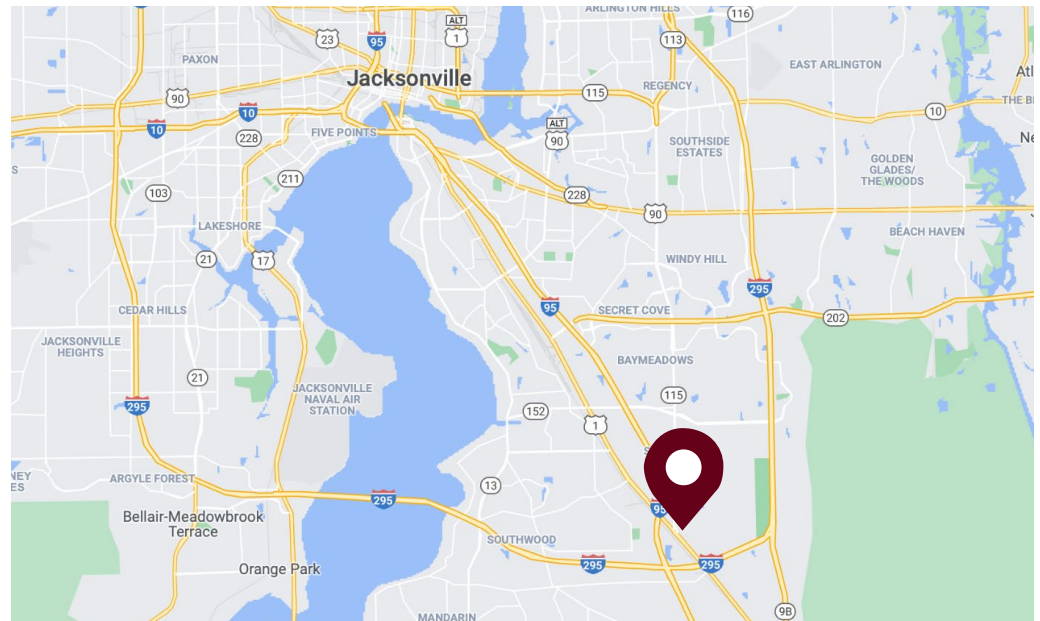
Cantrell & Morgan is pleased to present this outstanding outparcel, located at 10625 Phillips Hwy. This 2,999 SF former bank building offers unlimited potential for any user with drive thru option and strong parking ratio.

PROPERTY HIGHLIGHTS

- Available Sublease of a Former Bank Branch
- High daily traffic (35K+ vehicles) on Phillips Hwy
- Easy access to Interstates 295 and 95, and
- Close proximity to Avenues Mall with various retail stores and restaurants.

DEMOGRAPHICS

	3 MILES	5 MILES
Population	46,657	160,756
Households	18,862	68,318
Median Age	37.8	37.6
Median Household Income	\$80,557	\$78,317
Average Household Income	\$109,766	\$106,782



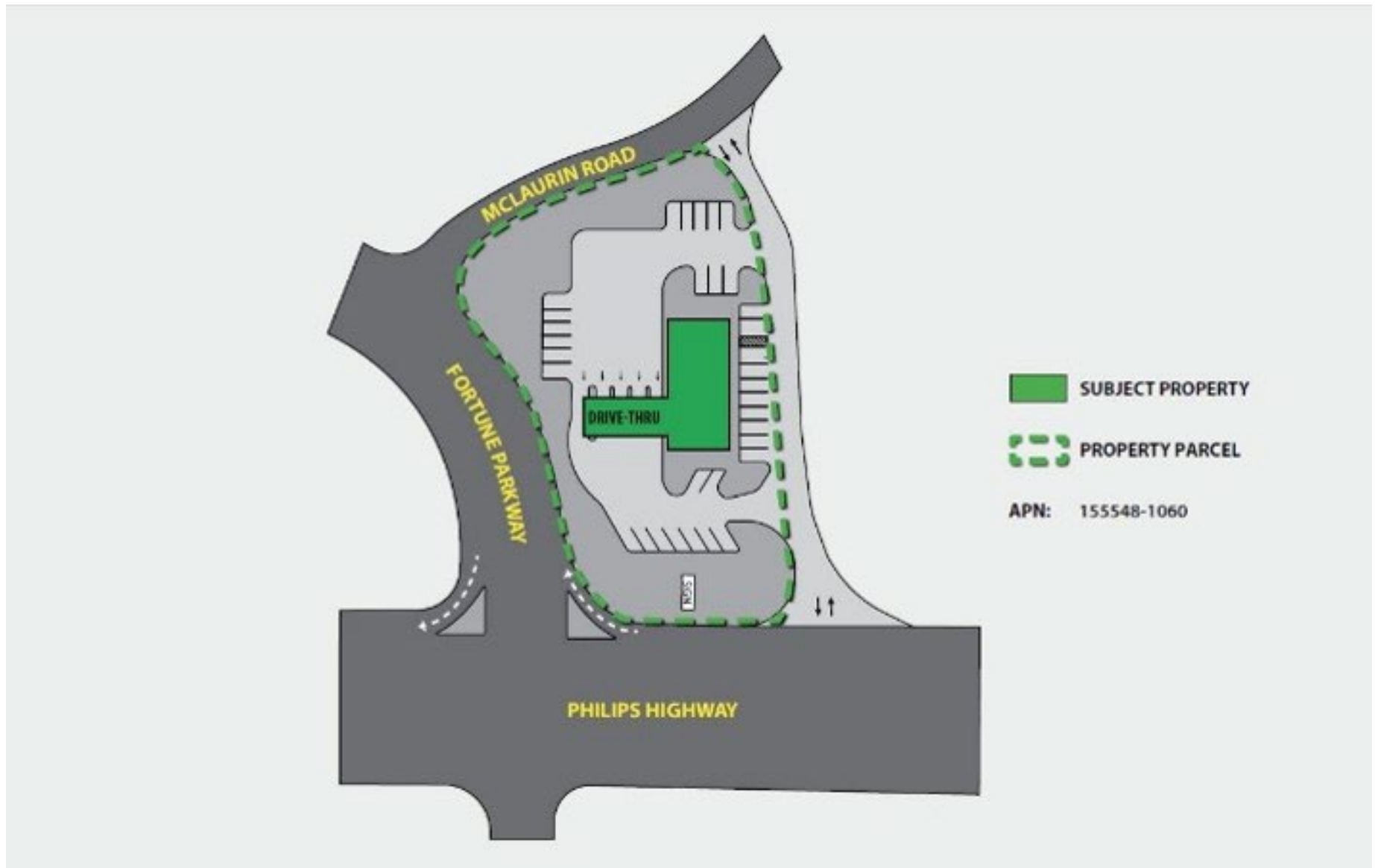
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SITE PLAN



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PHOTOS



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