







# Avenues North Center

# Retail For Lease

## 9365 Philips Hwy Jacksonville, FL 32256

## FEATURES

- •8,056 SF available for lease
- Multiple access points including signalized intersection
- Pylon signage available
- Just north of the Avenues Mall and the Regal Avenues Stadium 20 theater
- •40,000± cars per day on Philips Hwy (US-1)

## Asking rate: \$10.00 (Base)/SF + \$3.50 (CTI)/SF

### Contact us:

Jason Ryals Executive Director +1 904 861 1136 jason.ryals@colliers.com

#### Gary Montour Senior Director +1 904 861 1116 gary.montour@colliers.com

COLLIERS INTERNATIONAL NORTHEAST FLORIDA 76 S. Laura Street, Suite 1500 Jacksonville, FL 32202 www.colliers.com/jacksonville

Orange Par

Jacksonville

SIT



295

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# Site **PLAN**



Suite	Tenant	SF
1-1	The Tile Shop	26,186
1-2	All Uniform Wear	7,190
1-3	Au Some Movers	7,261
2-2	The Bridal Shop	2,575
2-102	AVAILABLE	8,056
2-1058	Showtime Sports Cards	3,988
2-5	Edwin Watts Golf	15,800
2-5B	Dogtopia	9,200
2-6	Great American Antique	11,612
3-7A	Rafael Kitchen & Bath	3,425
3-7B	Dan's Fan City	3,488

## Area Demographics



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# Aerial **OVERVIEW**



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