



## Avenues North Center

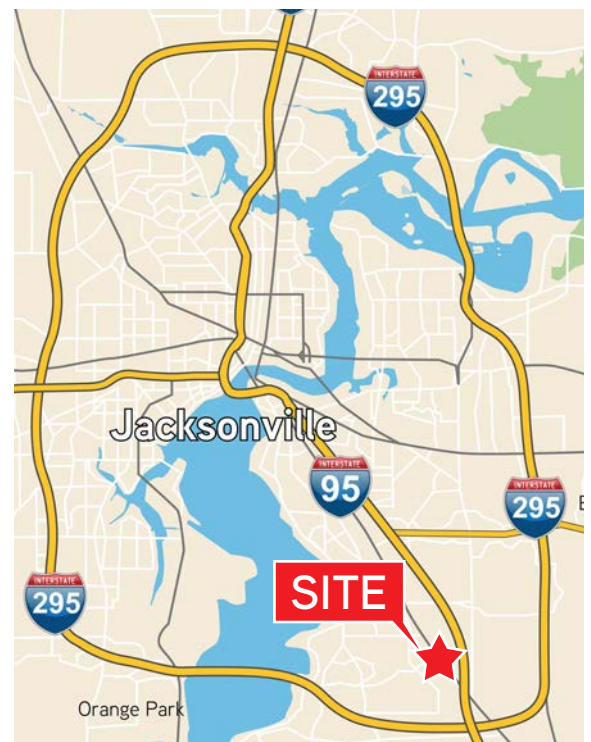
## Retail For Lease

**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:

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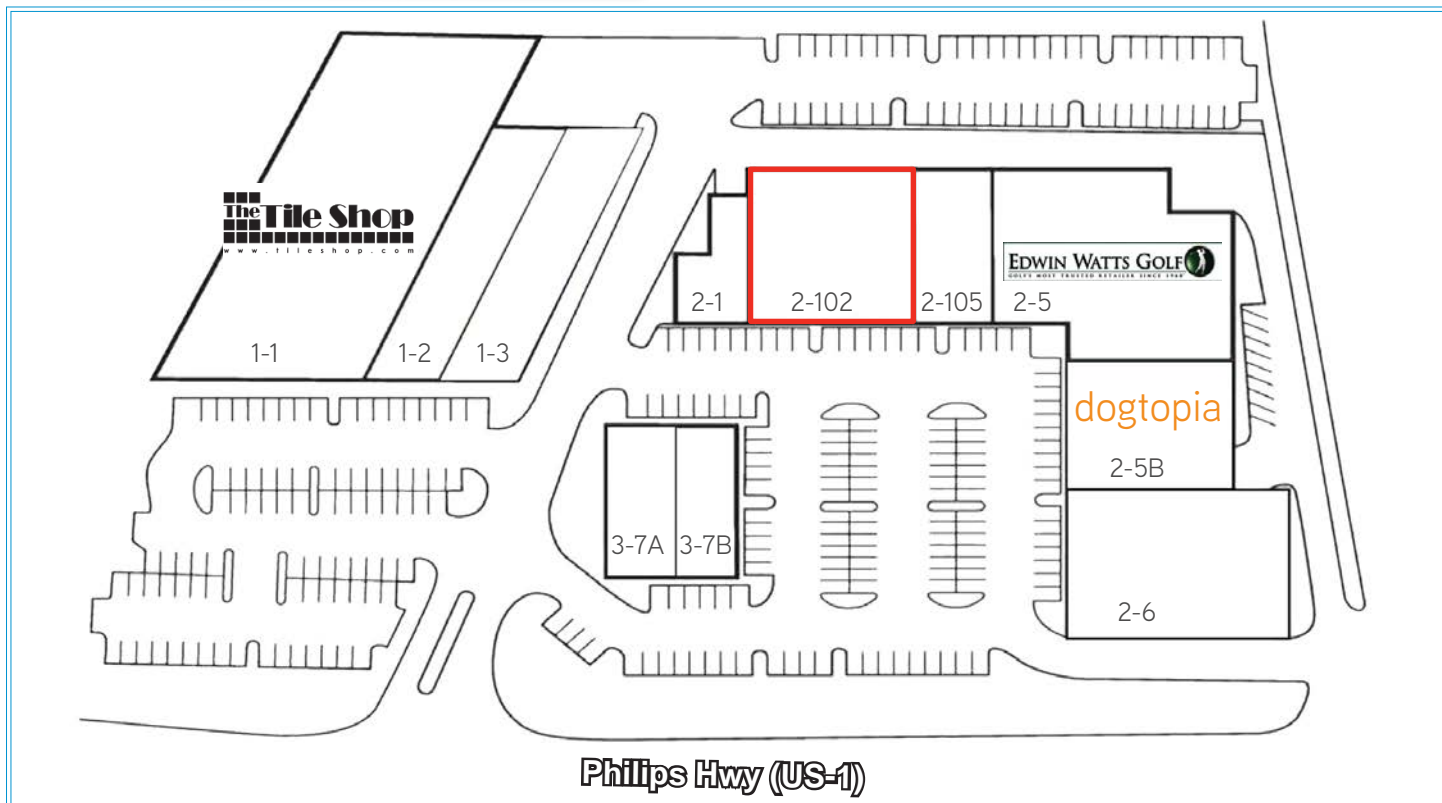
COLLIERS INTERNATIONAL  
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FOR LEASE

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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



Population  
(2019)

1 Mile

1,522

3 Mile

74,820

5 Mile

160,825



Daytime Population  
(2019)

8,867

86,706

203,927



Average Household  
Income (2019)

\$108,515

\$79,033

\$85,803

Source: Esri Business Analyst Online 2019

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## Aerial OVERVIEW



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