



AVENUES JUNCTION

9475 PHILIPS HWY. • JACKSONVILLE, FL

1,200 TO 2,690 SF AVAILABLE

- ◆ ± 16,146 SF SHOPPING CENTER
- ◆ ADJACENT TO REGAL CINEMAS AND STEAK & SHAKE
- ◆ TENANTS INCLUDE: CHOBAN GRILL, PAPA'S ITALIAN, PHILIPS SUSHI, SALSA'S MEXICAN, SUBWAY, NAIL SALON AND DAY SPA
- ◆ 2ND GENERATION RESTAURANT AVAILABLE

DEMOGRAPHICS

	ONE MILE	THREE MILES	FIVE MILES
POPULATION	1,101	67,581	152,304
DAYTIME POP.	6,367	43,863	113,352
AVG. HH INCOME	\$99,073	\$61,358	\$66,698

TRAFFIC COUNTS

I-95 & PHILLIPS HWY	PHILLIPS HWY & SHAD ROAD
136,157 VPD	40,174 VPD



