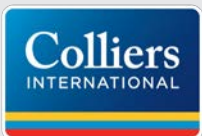


GROUND LEASE OPPORTUNITY

5800
PHILIPS HWY.
JACKSONVILLE, FL 32216

- Ideal for transit oriented development
- Market lease rate negotiable
- 1.42 AC adjacent to new JTA University Transit Hub
- Location easily accessible to I-95 and University Blvd.
- Increased foot traffic from new JTA hub
- Utilities along US-1/Philips Hwy.
- Daily Traffic Counts:
 - 29,000 AADT on Philips Hwy.
 - 2,250 ADT on Bowden Rd.
 - 48,000 AADT on University Blvd. W
- CCG-2 zoning

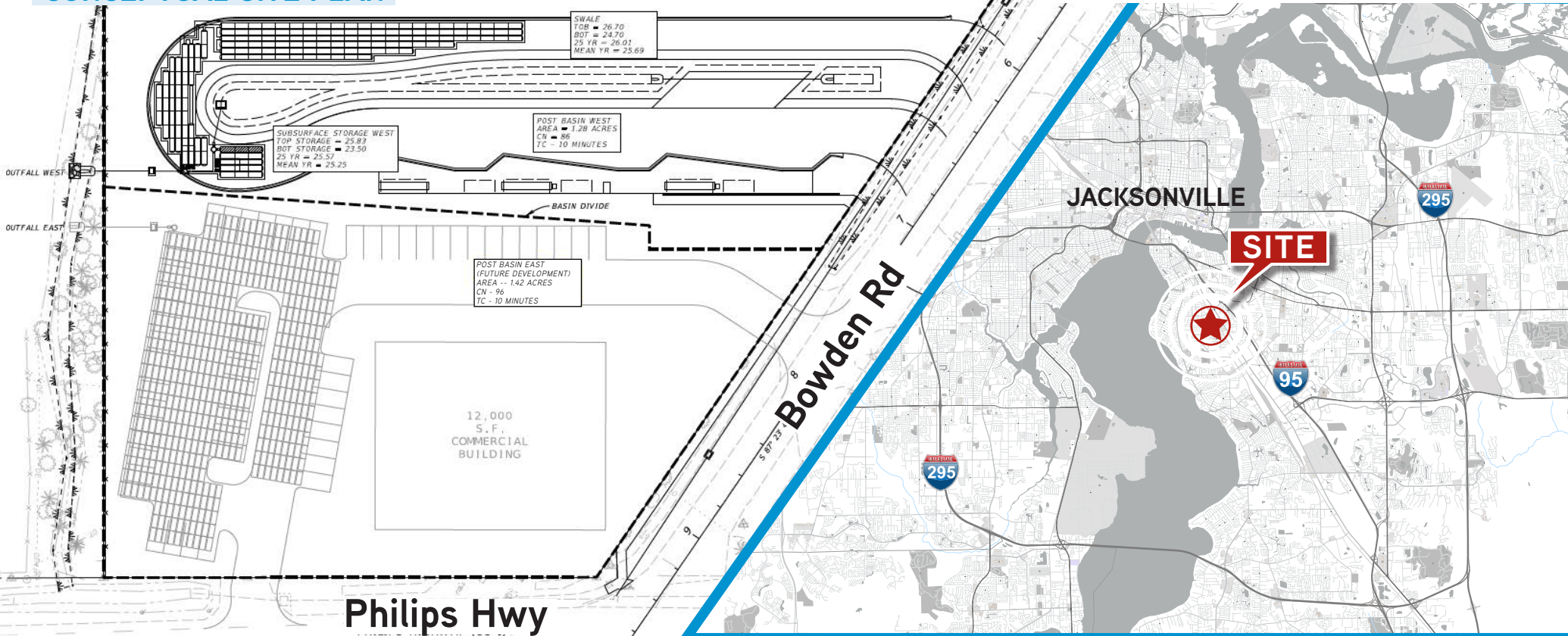


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CONCEPTUAL SITE PLAN



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