

Retail Lot for Outdoor Business

12190 Philips Highway
Jacksonville, FL 32256



Property Overview

- ◆ 532 SF (+/-) SF modular office building
 - ◆ 250 Feet of frontage on Philips Highway
 - ◆ AADT 30,000 vehicles
 - ◆ Highly visible lot for outdoor retail business
 - ◆ Signage visible from Philips Highway
 - ◆ Located on Philips Highway between I-295 and 9B, near intersection with Old Saint Augustine Road
 - ◆ Great access to Southside, Mandarin and Nocatee/St. Johns submarkets
- ◆ **BLDG SIZE: 532 SF**
 - ◆ **ACRES: .54**
 - ◆ **ZONING: CO**
 - ◆ **RE ID#: 168151-0010**
 - ◆ **PRICE: \$3200/Per Month + Florida Sales Tax**

Chas Lawrence / Direct 904-421-8528

clawrence@cbcbenchmark.com

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4348 Southpoint Blvd., Ste #310

Jacksonville, FL 32216

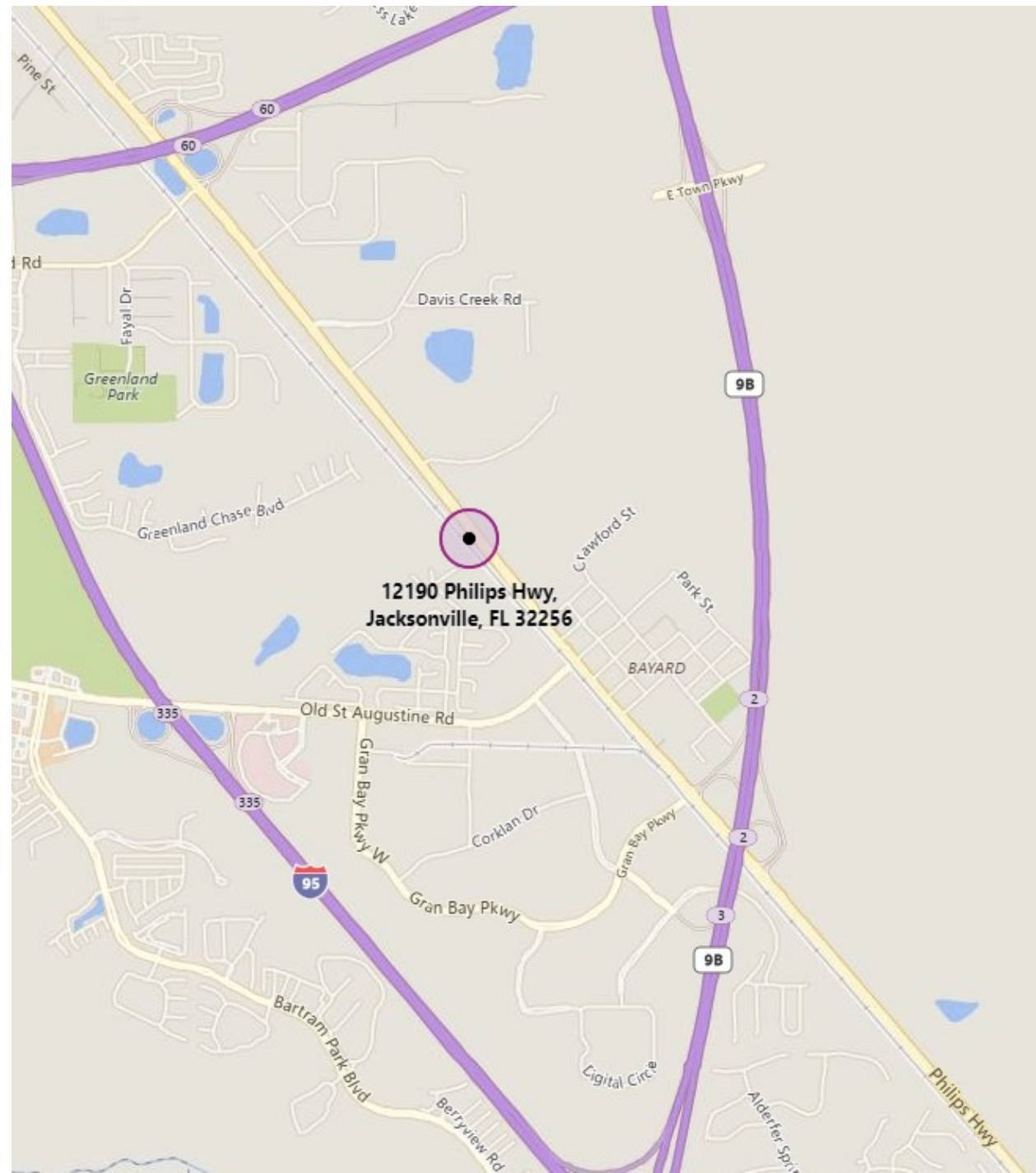
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