



Mixed-use Property **For Lease**

8570 PHILIPS HWY, JACKSONVILLE, FL 32256

PHILIPS PLAZA

JEFFREY TERWILLIGER LENNY DEGIROLMO TYLER POWELL

607.745.0364

386.956.4143

770.298.0069

jterwilliger@svrrealtyfl.com

ldegirolmo@svrcom.com

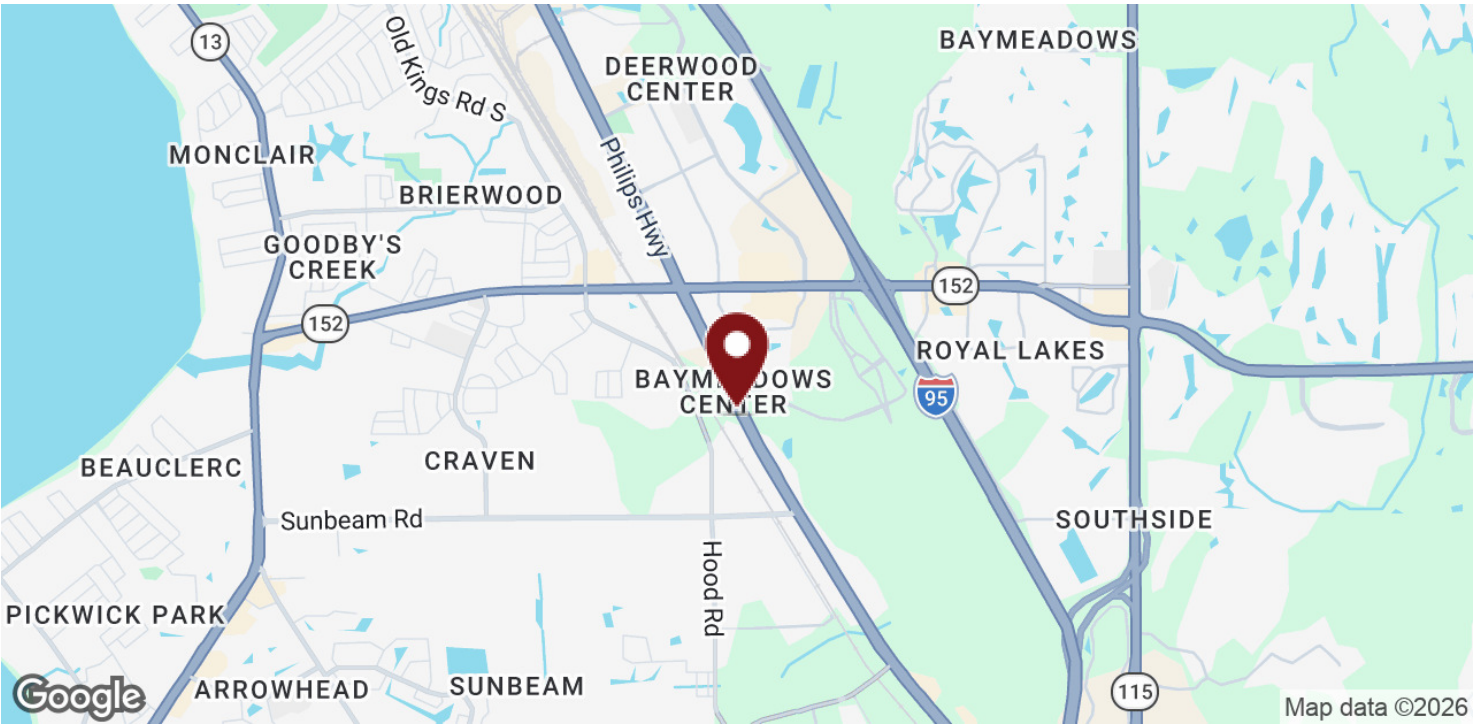
tpowell@svrcom.com

SVR Commercial, LLC • 100 Fairway Park Blvd Unit 2200 • PVB, FL 32082 • 904.454.3856

svrcommercial.com

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OFFERING SUMMARY

Lease Rate:	\$8.50 - 14 SF/yr (NNN)
Building Size:	46,414 SF
Available SF:	2,223 - 11,003 SF
Lot Size:	3.771 Acres
Year Built:	1989
Zoning:	IL
Market:	Jacksonville
Submarket:	Mandarin

PROPERTY OVERVIEW

Introducing an exceptional leasing opportunity at Philips Plaza, located at 8570 Philips Hwy, Jacksonville, FL. This prime property consists of two buildings totaling 46,241 rentable square feet. The Property has one single-story retail/flex building with direct frontage on Philips Hwy (US-1), and a second industrial building located just behind the first building. With versatile floor plans and customizable spaces, it offers an ideal canvas for businesses to thrive. Ample parking and convenient access enhance the overall appeal, ensuring smooth operations and unparalleled convenience for tenants and visitors. Positioned in a high-traffic locale, this property presents an unrivaled blend of visibility and accessibility. Elevate your business presence and make an impact at this prestigious address. Experience the perfect synergy of functionality and aesthetics at 8570 Philips Hwy.

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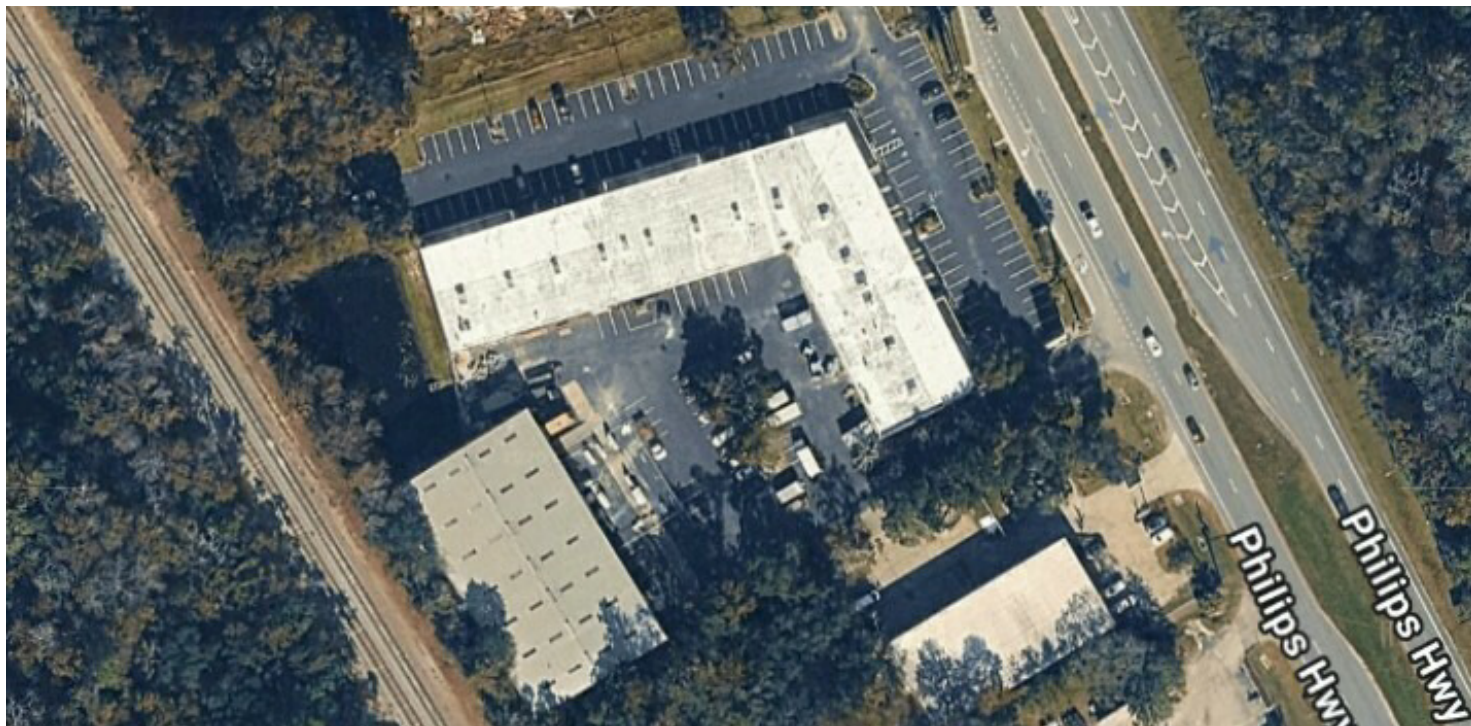
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,223 - 11,003 SF	Lease Rate:	\$8.50 - \$14 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite #116	Available	11,003 SF	NNN	\$8.50 SF/yr	Suite 116 provides around 11,003 square feet of open-plan area ideal for warehouse, distribution, or light manufacturing uses. It includes high clear heights, dock-high loading, and options to add office or showroom space. Its size and layout are perfect for tenants wanting operational capacity in a leading Jacksonville submarket.
Suite #112	Available	2,223 SF	NNN	\$14.00 SF/yr	Suite 112 is a compact flex unit of about 2,223 square feet, suitable for light industrial or service-based businesses. Formerly used for storage and appliances, the space features a versatile layout that can accommodate office, retail, or storage needs. Its strategic position along Philips Highway provides convenient access to key transportation routes.

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Suite #116



Suite #112



Suite #116



Suite #112



Suite #116



Suite #112

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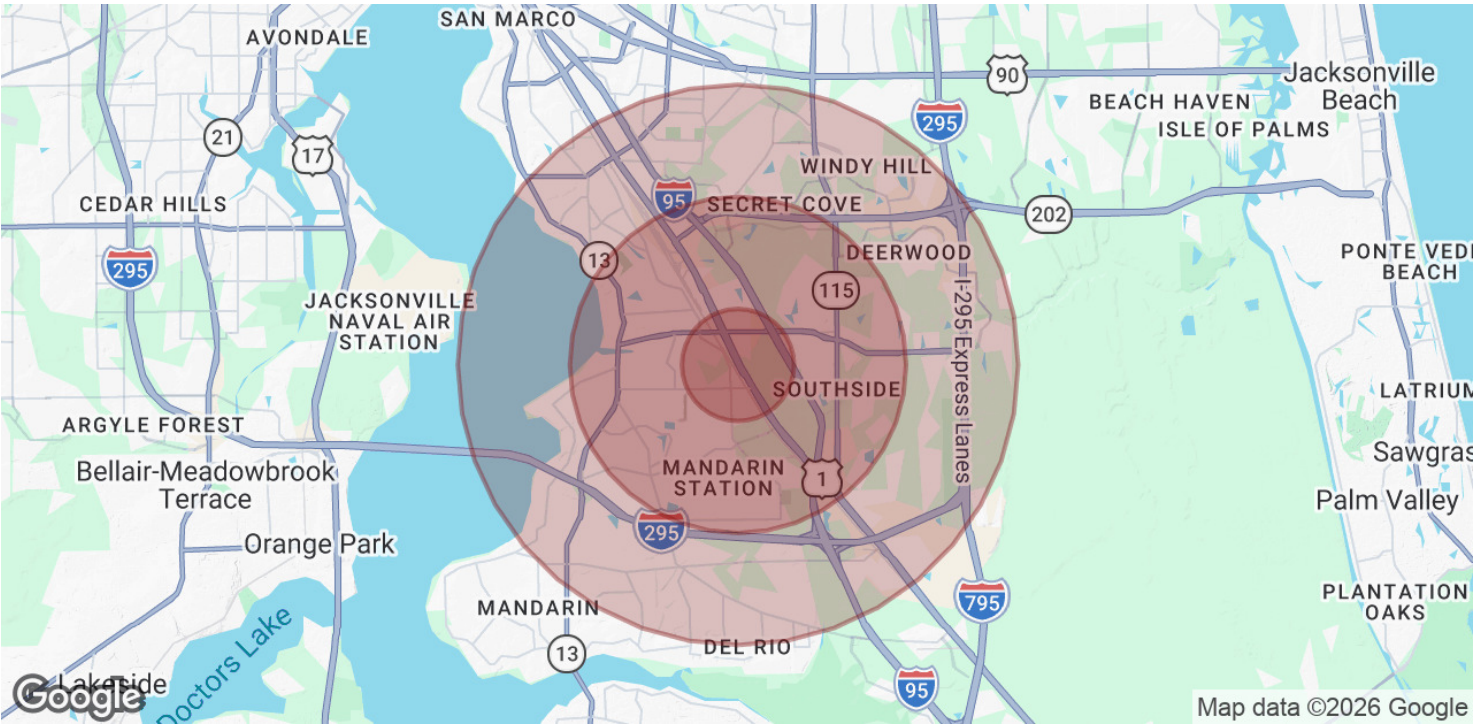
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,994	79,435	179,256
Average Age	37.3	37.4	39.1
Labor Force	2,705	44,584	95,740

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,049	35,206	77,381
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$86,267	\$96,404	\$103,453
Average House Value	\$351,122	\$318,273	\$336,934

2023 American Community Survey (ACS)

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