

AVENUES JUNCTION

- 9475 PHILIPS HWY. • JACKSONVILLE, FL

- **3,000 SF AVAILABLE**

- ±16,146 SF SHOPPING CENTER
- CONVIENT LOCATION IN THE AVENUES MARKET WITH QUICK ACCESS TO I-95
- TENANTS INCLUDE: CHOBAN GRILL, PHILIPS SUSHI, LECI'S ITALIAN, GASTRO PUB
- 2ND GENERATION RESTAURANT

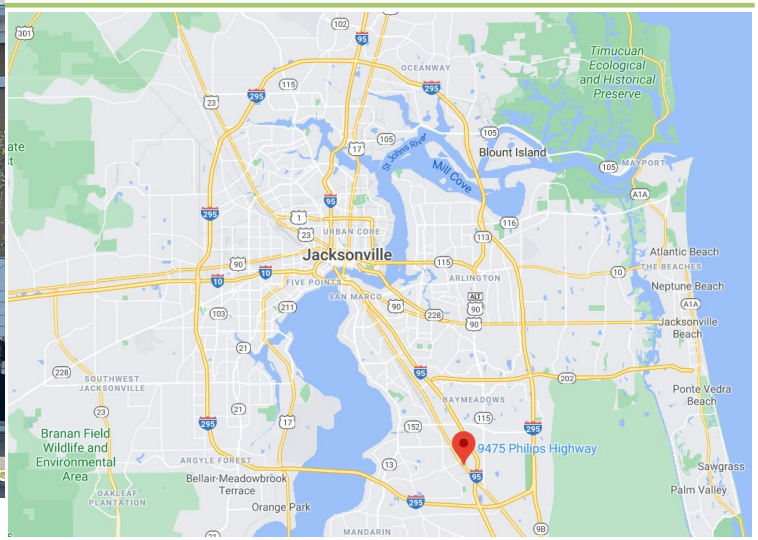


Demographics

	One Mile	Three Miles	Five Miles
Population	1,954	74,860	173,191
Daytime Pop.	5,722	41,101	109,188
Avg. HH Income	$100,925	$100,709	$105,253

Traffic Counts

- I-95 & Philips Hwy **139,056 VPD** Philips Hwy & Philips Hwy NW **39,836 VPD**



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