

# PERIMETER COMMERCE PARK

7818 Philips Highway, Jacksonville, FL 32256

**±4,534 SF  
AVAILABLE  
FOR LEASE**

- Signage on highly traveled Philips Highway
- Easy entrance and access along the highway
- Ample Parking in front of units
- Beautiful landscaping
- 18' Ceiling Height
- Power is 3 Phase, 1200 AMP Service

**LOCAL  
MARKET  
EXPERT**

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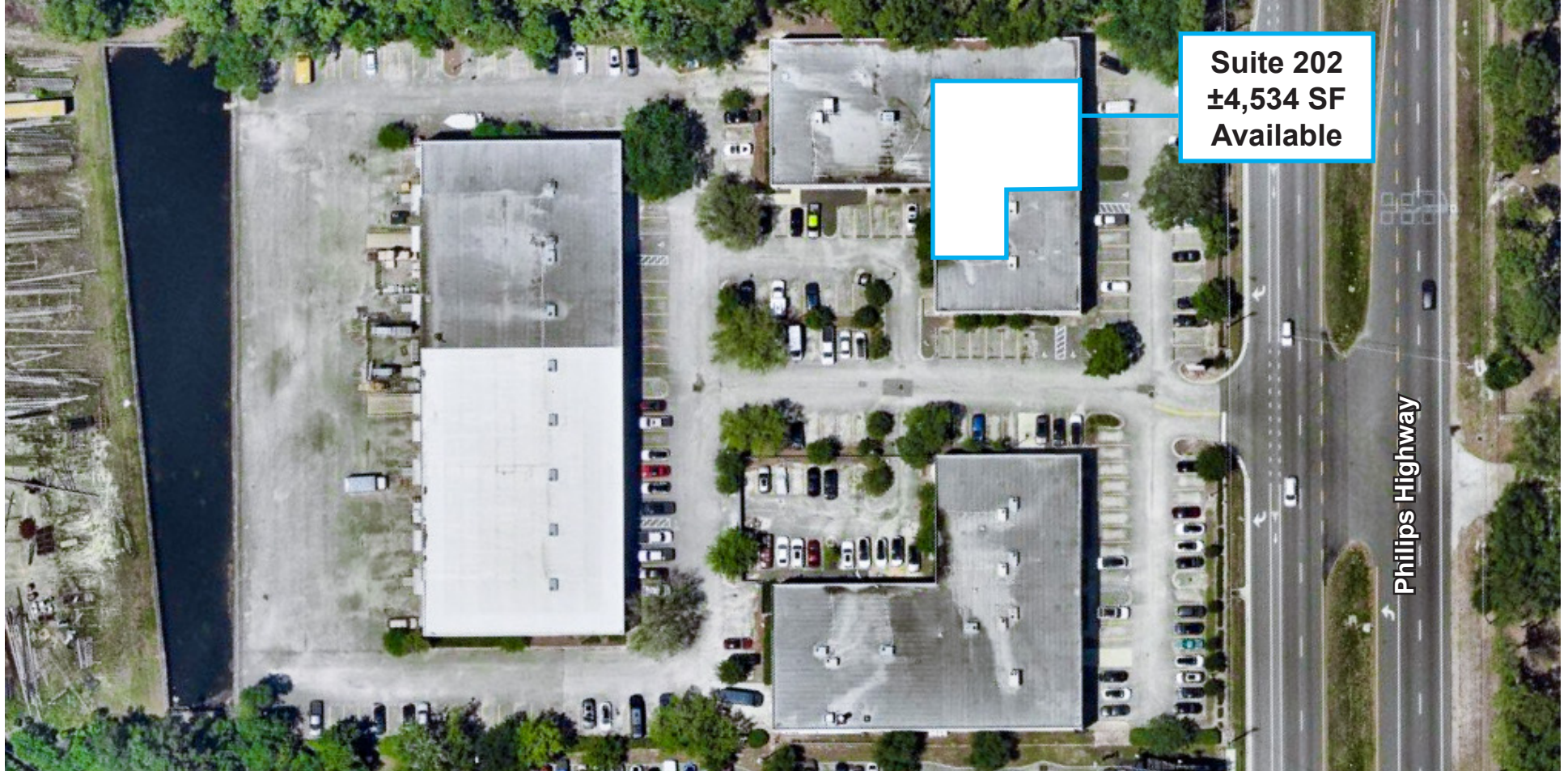
**NEWMARK**  
PHOENIX REALTY GROUP

Newmark Phoenix Realty Group, Inc.  
10739 Deerwood Park Blvd. #310  
Jacksonville, FL 32256

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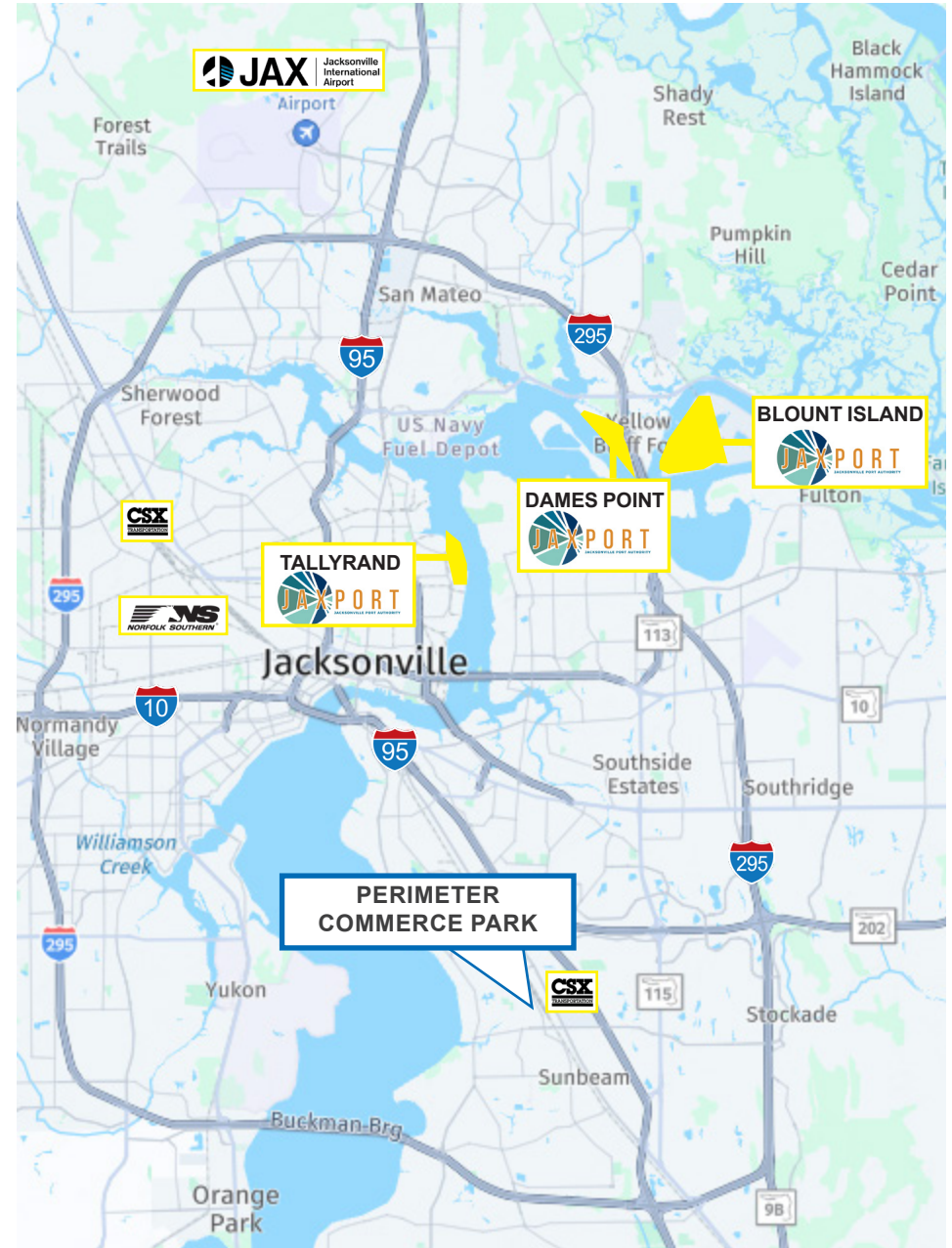
# AVAILABLE SPACES

Perimeter Commerce Park | 7818 Philips Highway



# CONVENIENT LOCATION

Perimeter Commerce Park | 7818 Philips Highway



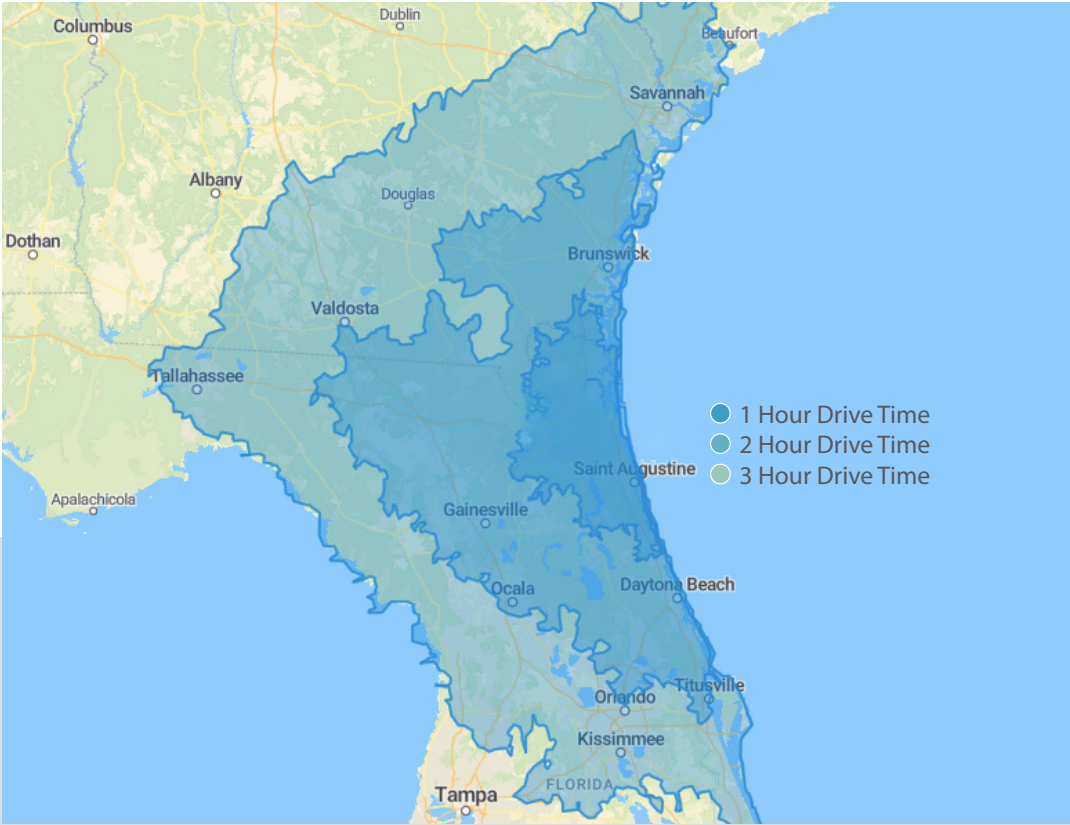
# PROPERTY LOCATION

Perimeter Commerce Park | 7818 Philips Highway

Located within Jacksonville’s highly desirable Southside office submarket, 7818 Philips Highway offers exceptional connectivity to the region’s major transportation corridors, providing convenient access throughout Northeast Florida via J. Turner Butler Boulevard (SR-202), I-95, I-295, Southside Boulevard, Jacksonville International Airport, and Downtown Jacksonville.

| Point of Interest                                                                                                 | Time   | Miles |
|-------------------------------------------------------------------------------------------------------------------|--------|-------|
|  <b>I-95</b>                      | 6 min  | 1.6   |
|  <b>I-295</b>                     | 11 min | 4.8   |
|  <b>Jax International Airport</b> | 31 min | 24    |
|  <b>Downtown Jax</b>              | 15 min | 9.4   |

- ✓ *Premier Southside Jacksonville industrial location along the Philips Highway corridor*
- ✓ *Immediate access to I-95, I-295, and regional connectivity throughout Northeast Florida*
- ✓ *Access to a deep regional workforce within Jacksonville’s largest population base*



| Demographics                       | 1 mile   | 3 mile   | 5 mile   |
|------------------------------------|----------|----------|----------|
| <b>2025 Population</b>             | 7,459    | 84,463   | 191,692  |
| <b>2030 Population (Projected)</b> | 7,964    | 89,911   | 202,911  |
| <b>2025 Avg Household Income</b>   | \$93,029 | \$92,245 | \$96,685 |
| <b>2025 Median Age</b>             | 40.6     | 37.2     | 38.1     |
| <b>2025 Households</b>             | 3,172    | 37,629   | 83,309   |
| <b>Annual Growth 2025-2030</b>     | 1.4%     | 1.3%     | 1.2%     |