EXCLUSIVE

GATES OF AVENUES SOUTH

RETAIL SPACE FOR LEASE

± 26,494 sq ft

11035 Philips Hwy
Jacksonville FL 32256

LOCAL DEMOGRAPHICS

Population of 150k +/- within 5 miles.

Minutes from the Avenues Mall & Walmart Supercenter

Average income $111k +/- within 1 mile.

35k +/- Vehicles per day along Philips Highway

904-757-4000

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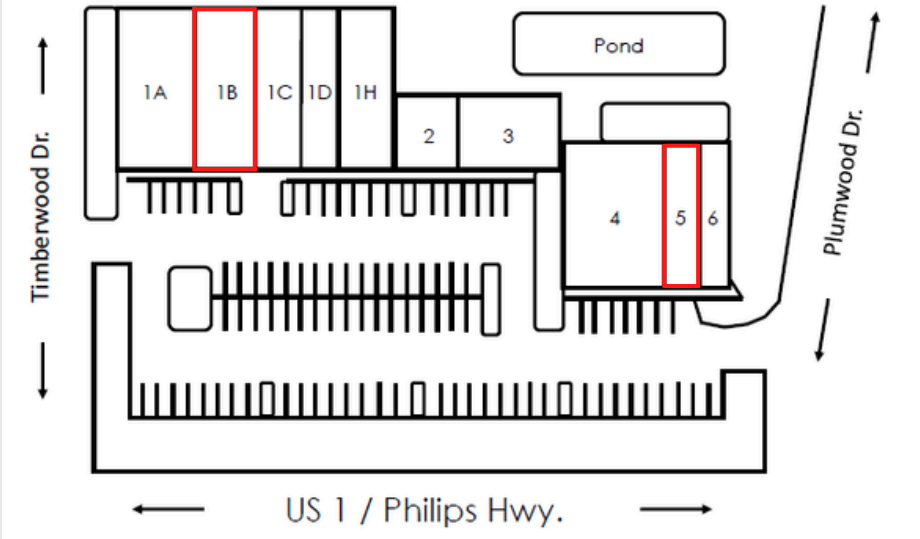
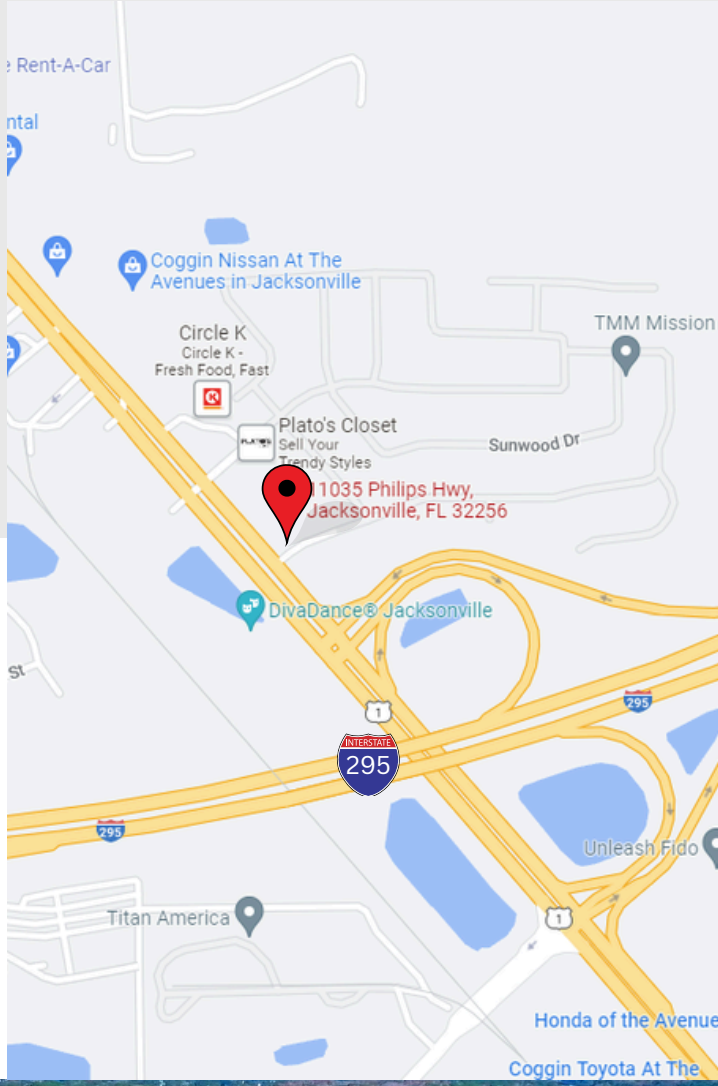
TENANT LIST

UNIT	TENANT	SQ FT
1A	Plato's Closet	5,500
1B	Available (2nd Gen Restaurant)	4,450
1C	Shanes Sandwich Shop	1,485
1D	Argentum Industries	1,215
1H	G. Silver LLC	2,492
2	Hertz	1,200
3	JTB Beauty Supply	2,600
4	Mattress Firm	4,853
5	Available	1,554
6	SUMA Federal Credit Union	1,125





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