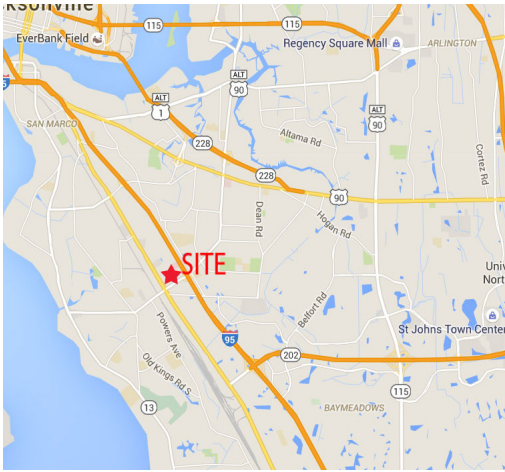


Philips Highway Warehouse



5500 Philips Highway, Jacksonville, FL 32207

LOCATION ZONE: MANDARIN



Located directly on Philips Highway
 Close proximity to heavily traveled
 University Boulevard and I-95
 Surrounded by business parks and
 consumer goods services
 Great for office or distribution

TENANTS

- Sam's Auto Care
- Cycle Spectrum
- Brand Marketing Agency



LEASING CONTACT

Sarah Baldwin

904-673-6324

sbaldwin@sleiman.com

SLEIMAN

1 Sleiman Parkway
 Jacksonville, FL 32216

904-731-8806

SLEIMAN.COM

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	7,257	65,841	170,043
2023 Population Projected	7,644 1.1%	68,778 0.9%	178,502 1.0%
Income	\$45,108	\$65,934	\$68,027
Households	3,214	29,197	75,967
Median Age	39.9	39.6	37.1

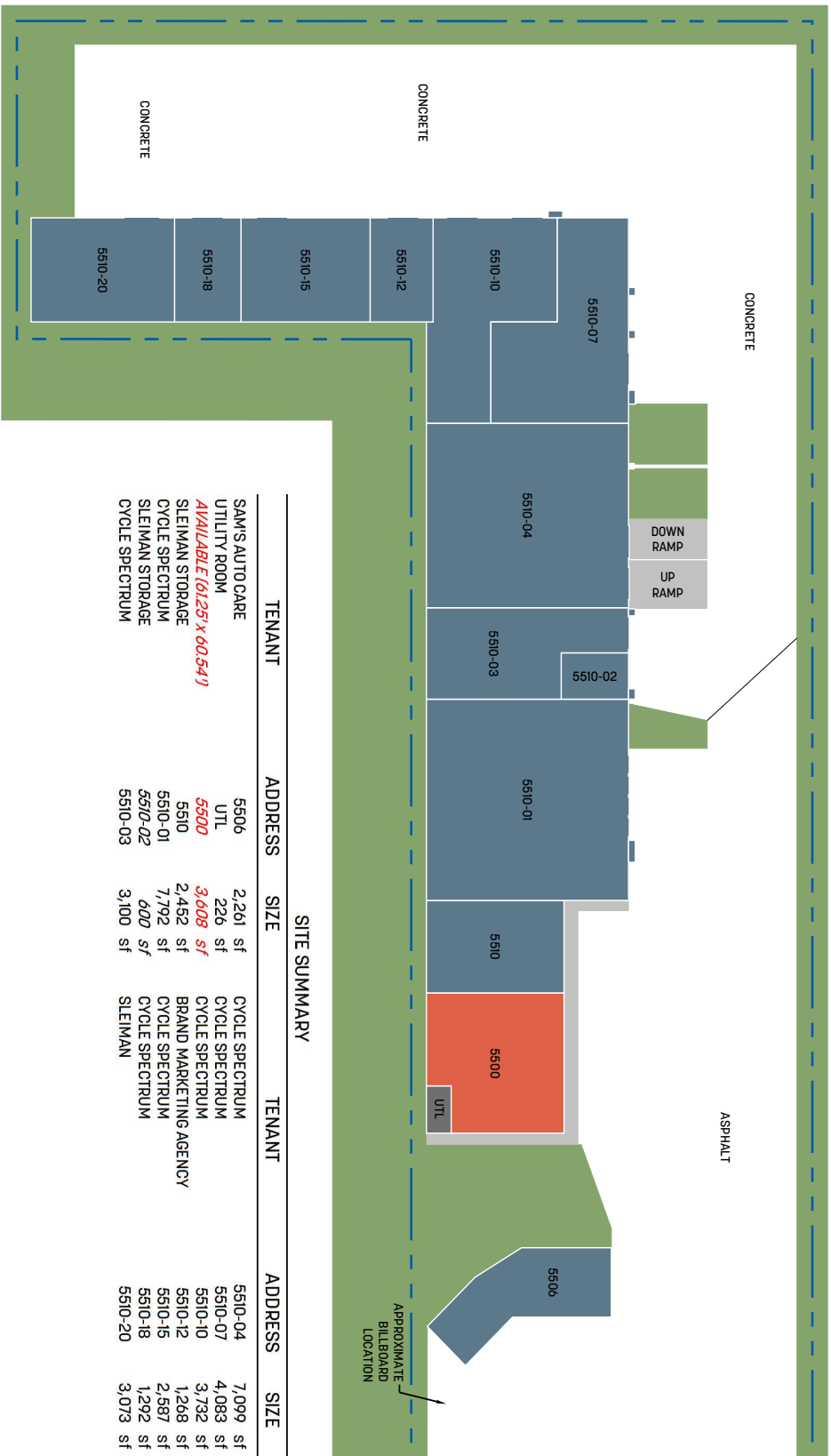
Phillips Highway Warehouse

5500 Phillips Highway, Jacksonville, FL 32207



SLEIMAN

LOCATION ZONE: Mandarin



PHILIPS HIGHWAY (AADT 24,500)

SITE SUMMARY

TENANT	ADDRESS	SIZE	TENANT	ADDRESS	SIZE
SAM'S AUTO CARE	5506	2,261 sf	CYCLE SPECTRUM	5510-04	7,099 sf
UTILITY ROOM	UTL	226 sf	CYCLE SPECTRUM	5510-07	4,083 sf
AVAILABLE (61,251' X 60,541')	5500	3,608 sf	CYCLE SPECTRUM	5510-10	3,732 sf
SLEIMAN STORAGE	5510	2,452 sf	BRAND MARKETING AGENCY	5510-12	1,268 sf
CYCLE SPECTRUM	5510-01	7,792 sf	CYCLE SPECTRUM	5510-15	2,587 sf
SLEIMAN STORAGE	5510-02	600 sf	CYCLE SPECTRUM	5510-18	1,292 sf
CYCLE SPECTRUM	5510-03	3,100 sf	SLEIMAN	5510-20	3,073 sf

This site plan is presented solely for the purpose of identifying the approximate location and size of the building presently contemplated by the owner. Building sizes, site dimensions, access and parking areas, existing tenant locations and identities are subject to changes without notice and at the owner's discretion. Unit numbers as indicated are not necessarily the actual suite number and are intended for use as reference only.

07/10/2019

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