

JACKSONVILLE, FL

OUTPARCELS FOR SALE

RETAIL / OFFICE / HOTEL



Out Parcel A:

Approx. 50,000 square feet
\$750,000

Out Parcel B:

Approx. 46,000 square feet
\$675,000

Out Parcel D:

Approx. 39,000 square feet
\$550,000

Out Parcel E:

Approx. 40,000 square feet
\$675,000

Out Parcel F:

Approx. 45,000 square feet
\$675,000

SILVERFIELD/CRANFORD COMMERCIAL REAL ESTATE SERVICES, INC.

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Licensed Real Estate Broker

Note of Disclaimer – Details contained herein are believed to be correct; however, they are subject to errors, omissions, price change or withdrawal without notice.

**BUTLER POINTE PLAZA
SOUTHEAST CORNER
BUTLER BLVD. & PHILLIPS HWY
JACKSONVILLE, FL 32256**



Prime development land at the intersection of two major traffic corridors: Phillips Highway (US 1) and J. Turner Butler Blvd. (JTB). JTB is the major east-west thoroughfare between Jacksonville and the beaches area. Phillips Highway is the primary non-interstate route from downtown Jacksonville south to the Baymeadows, Deerwood, and Mandarin residential areas. The immediate area has over 7,000,000 square feet of office space and there are 1,900 hotel rooms within a half mile of the site. McDonalds, Wendy's, Whataburger, and Zaxby's have occupied four of nine out parcels.

DEMOGRAPHICS

**Residential
Population**

Average Household Income

3 Mile Radius

62,373

\$65,000

Traffic Count: Phillips Highway

Traffic Count: J. Turner Butler Blvd.

43,500 cpd

34,000 cpd