

Philips Hwy (US-1) & Bentley Rd | Jacksonville, FL

0.88 AC Retail Pad

For Ground Lease, BTS, or Sale

Blake Hunter
Executive Vice President
+1 850 264 2159
blake.hunter@colliers.com

Robby Holihan
Executive Vice President
+1 407 375 3159
robby.holihan@colliers.com

Yessenia Marcof
Associate
+1 813 732 1707
yessenia.marcof@colliers.com

Colliers

Property Overview

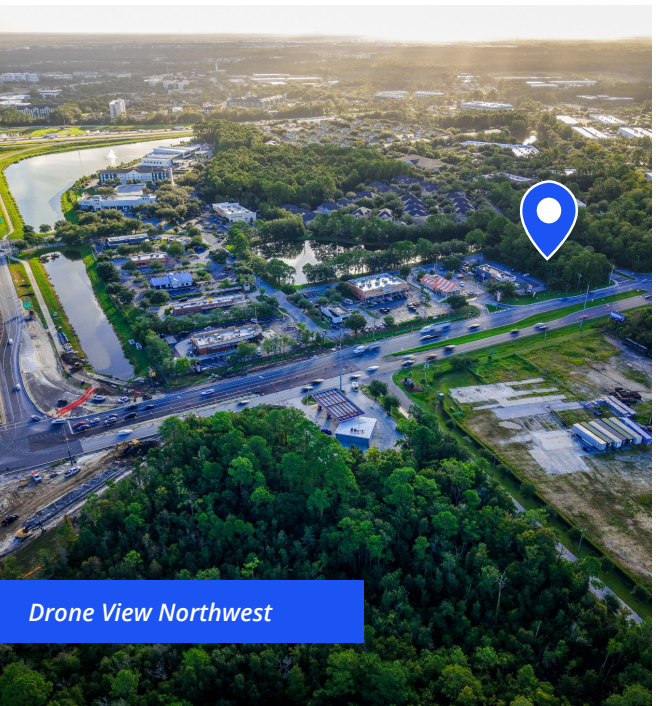
- Prime ±0.88-acre retail opportunity in Jacksonville's highly desirable Southside submarket.
- Excellent access to I-95 and J Turner Butler Boulevard (SR-202), connecting the site to the greater Jacksonville market.
- Approximately 17 million SF of office space within three miles, complemented by nearby hotels, healthcare facilities, and dense residential communities.
- Strong daytime population and consumer demand support a variety of retail, restaurant, and service-oriented uses.
- Surrounded by leading national retailers and restaurants, including: ***Starbucks, Chick-fil-A, Dunkin', Baskin-Robbins, Jimmy John's, Whataburger, Zaxby's, and McDonald's.***

Neighboring Retailers

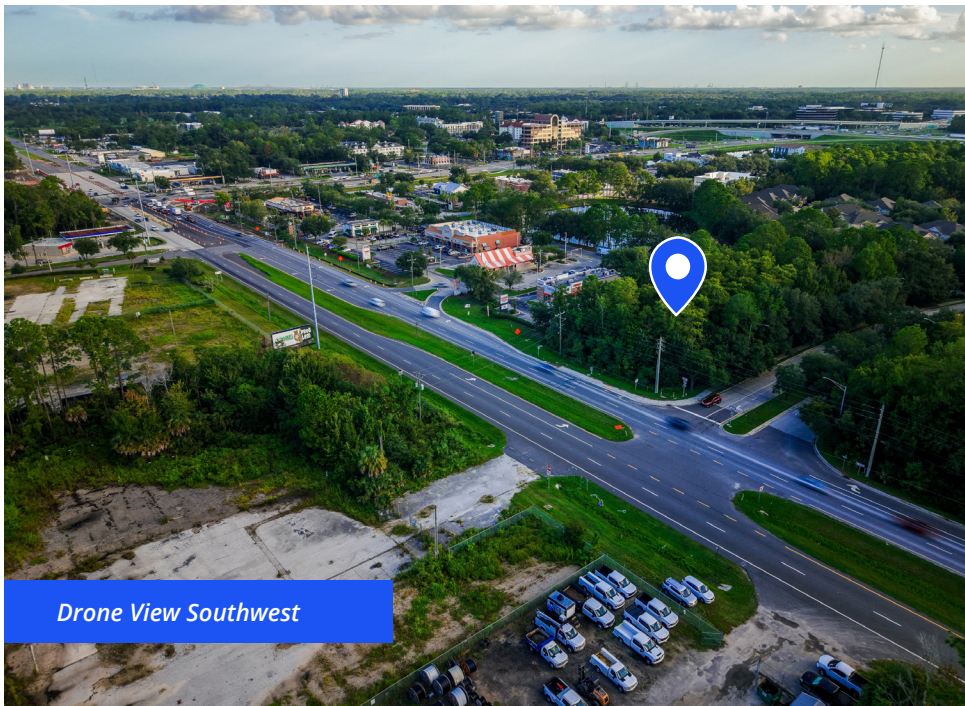
Area Demographics

	Population	Daytime Population	Average HH Income	Households
1 Mi	7,032	24,844	$100,306	3,164
3 Mi	81,705	120,426	$103,797	35,914
5 Mi	198,601	256,767	$105,404	88,666





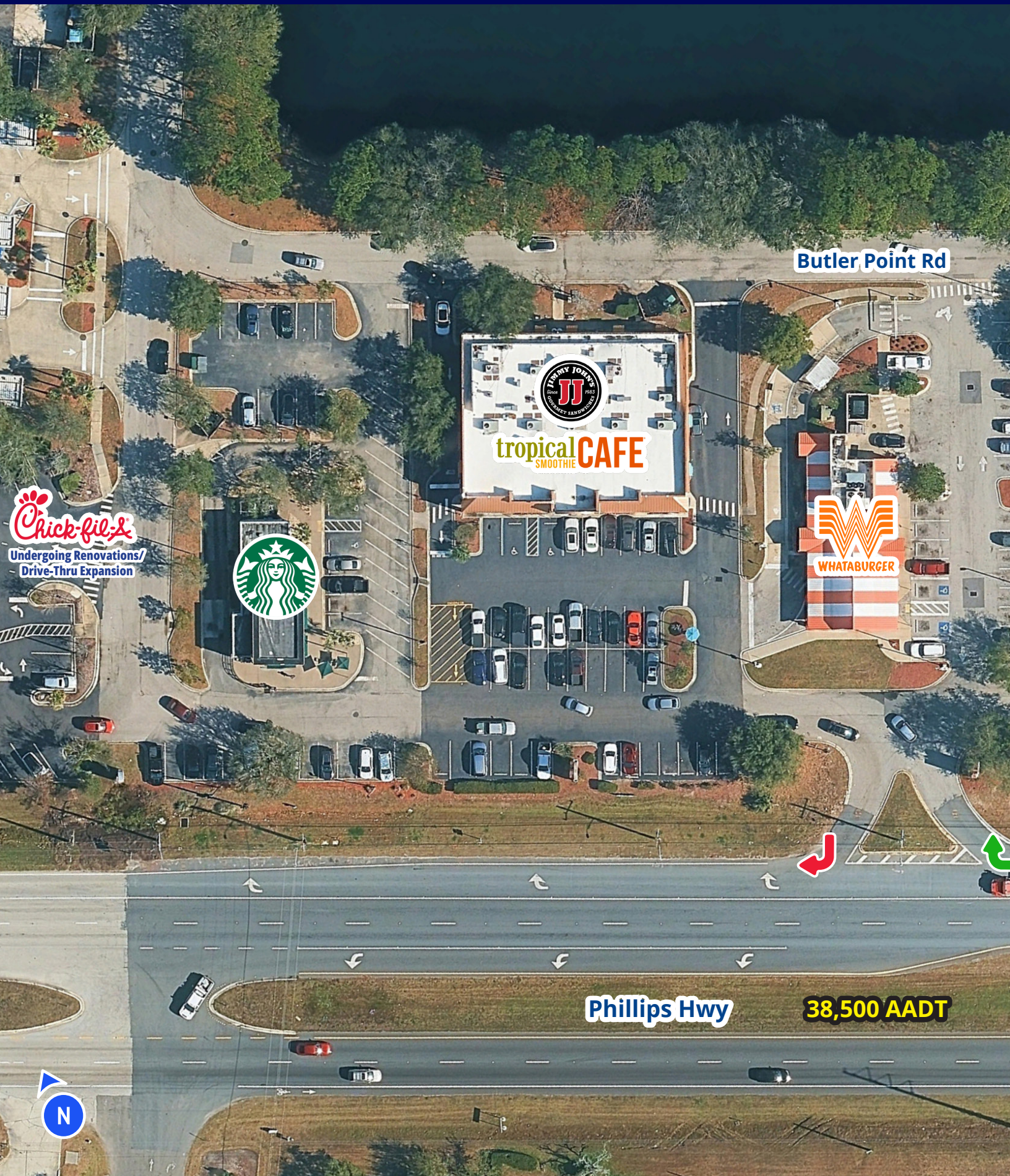
Drone View Northwest



Drone View Southwest

Site Plan

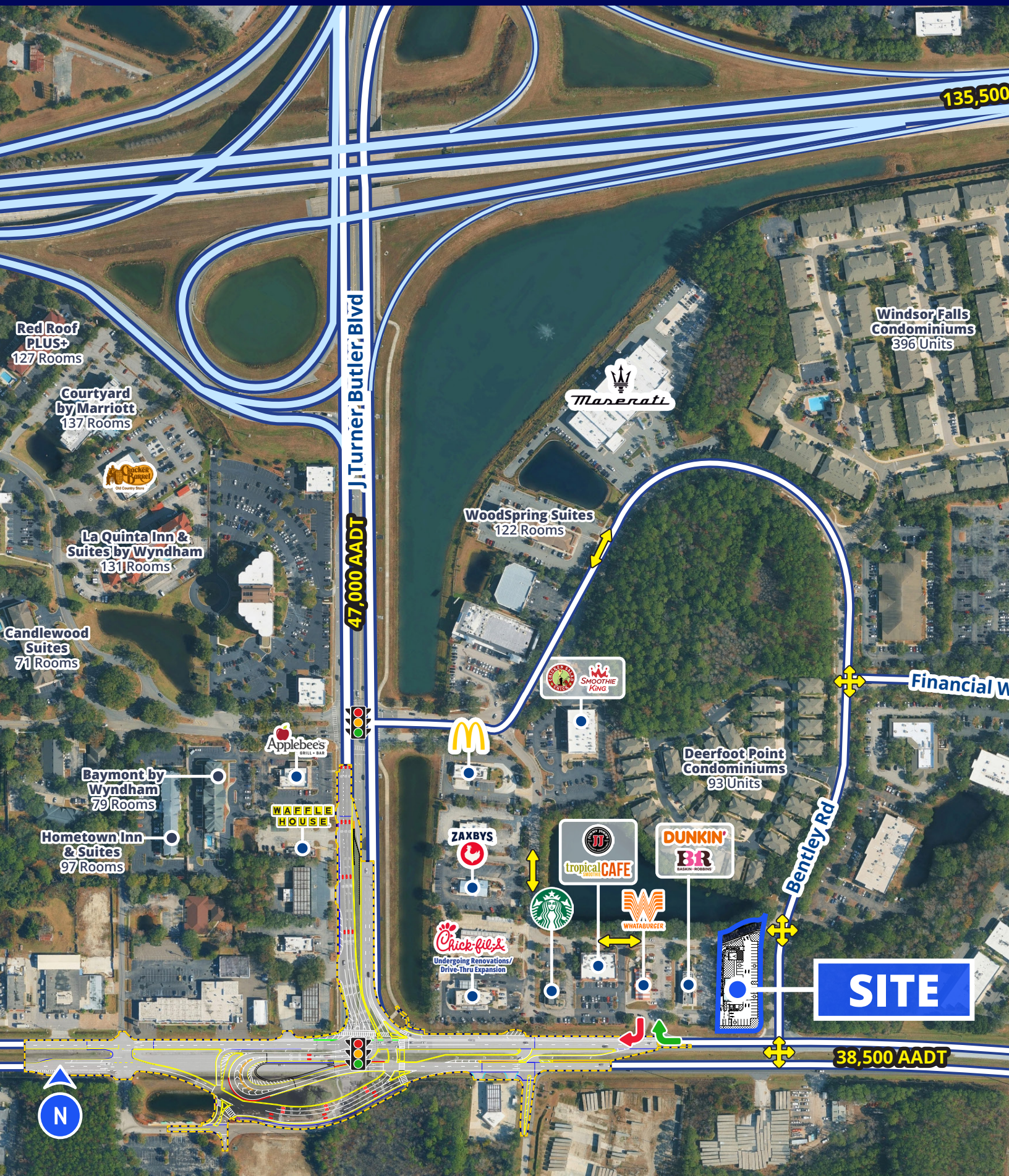
Philips Hwy (US-1) & Bentley Rd | Jacksonville, FL | For Ground Lease, BTS, or Sale | 0.88 AC Pad - Available

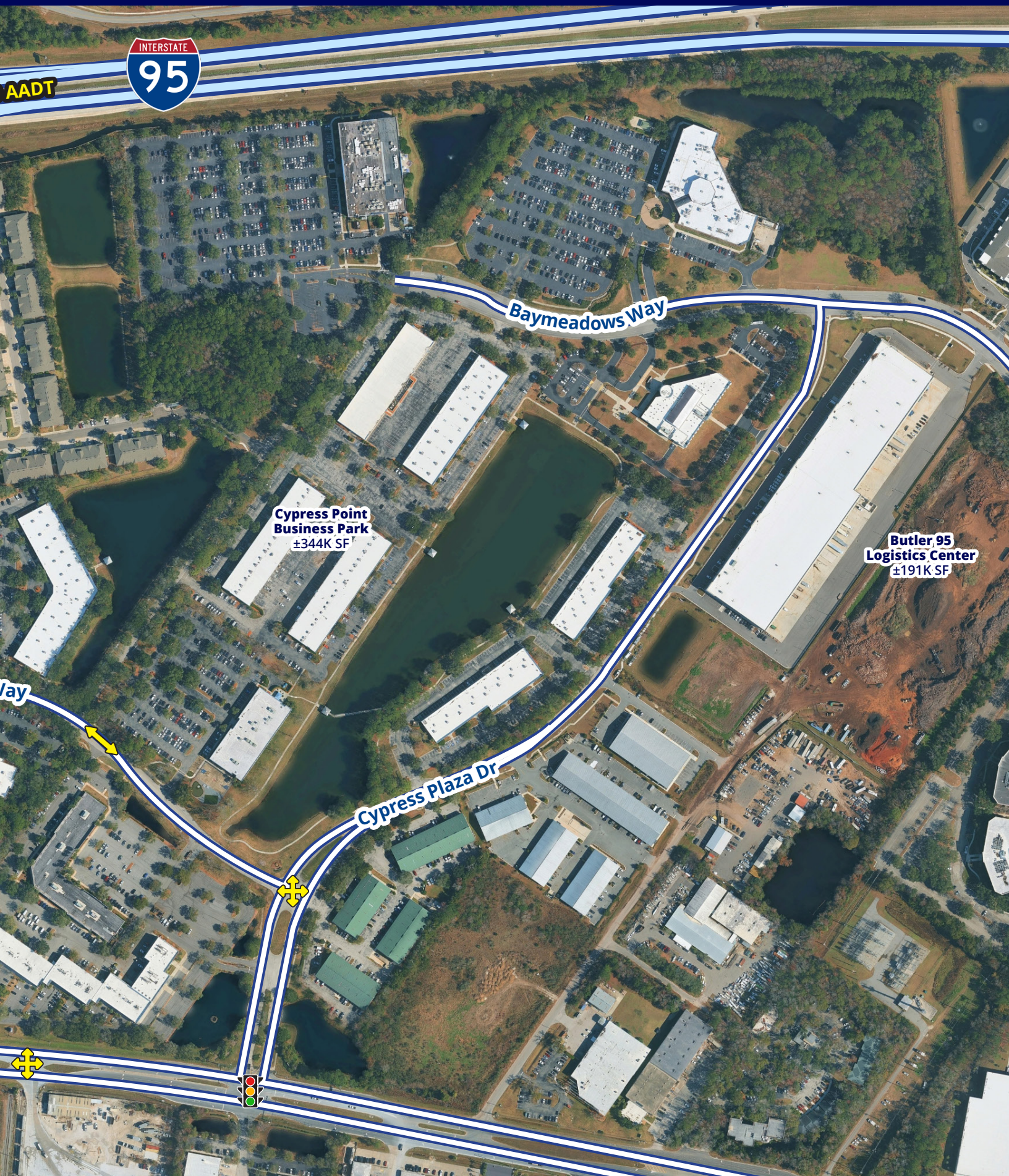



DUNKIN'
BASKIN • ROBBINS
QSR
3,500 SF
Bentley Rd
R20'
12'
24'
19'
6'

Access Overview

Philips Hwy (US-1) & Bentley Rd | Jacksonville, FL




INTERSTATE
95
AADT
Baymeadows Way
Cypress Point
Business Park
±344K SF
Butler 95
Logistics Center
±191K SF
Cypress Plaza Dr

Philips Hwy (US-1) & Bentley Rd | Jacksonville, FL

Market Overview

Jacksonville is the largest city in Florida by population with over 1 million residents and one of the Southeast's most dynamic retail markets, driven by sustained population growth, strong job creation, and its position as a major logistics, healthcare, and financial services hub. The city's diverse economy, expanding residential development, and regional accessibility create a strong foundation for retail demand across neighborhood, community, and destination retail formats.

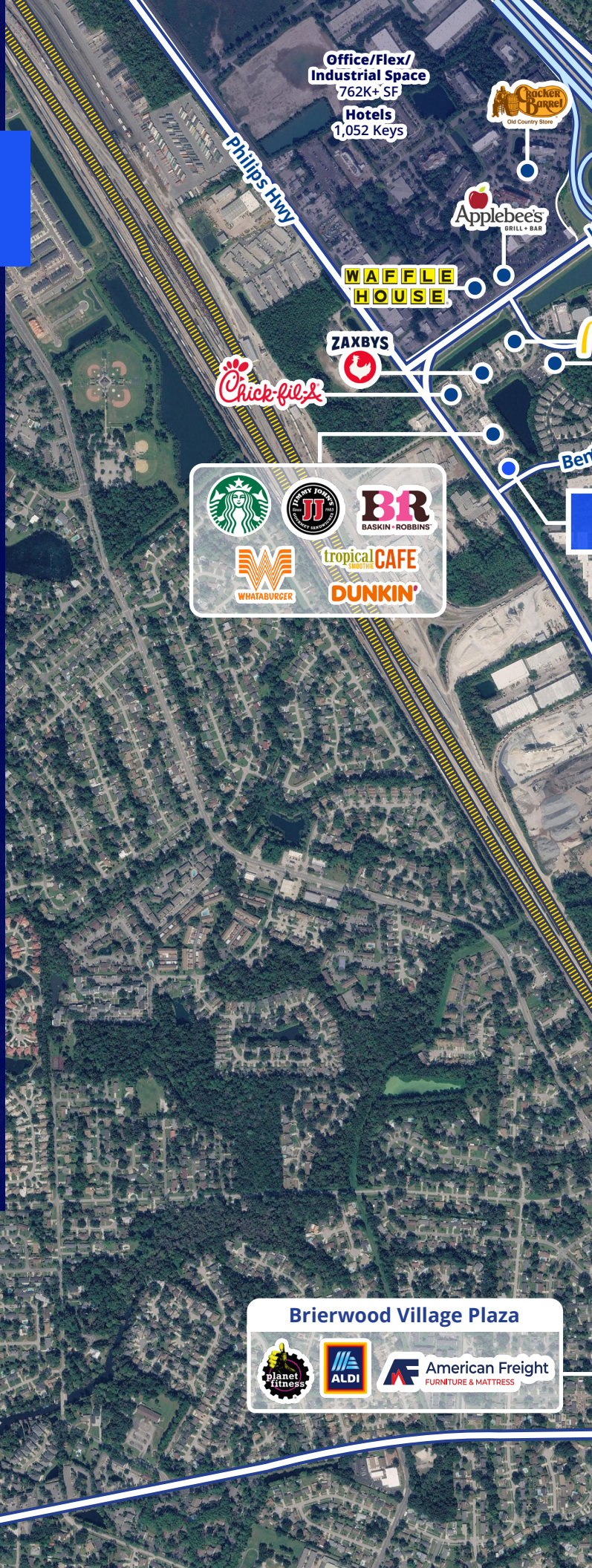
Key Highlights

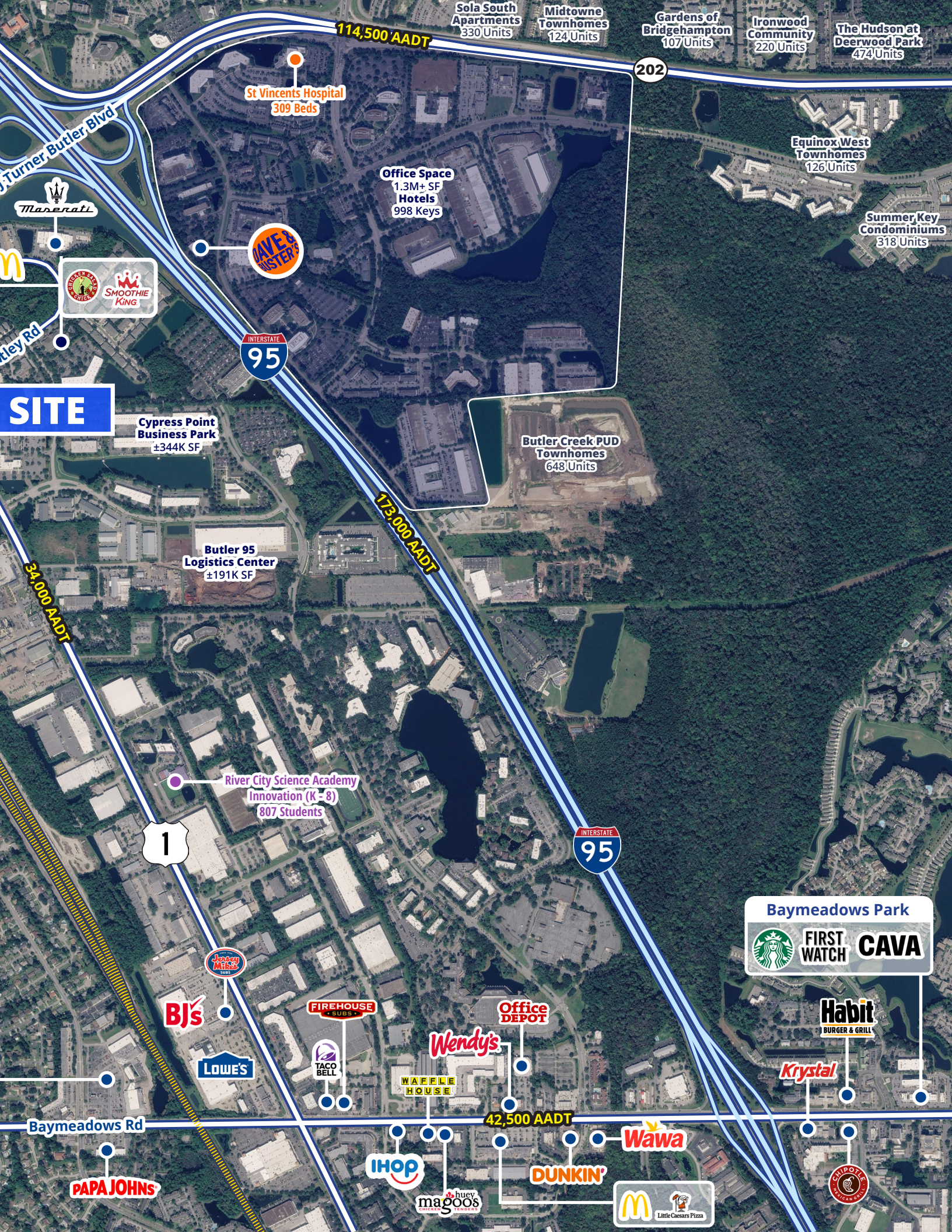
Close to major roads I-95, I-295, & US-1

Numerous national restaurants & QSR's

20,000+ residential units UC/planned/ recently completed

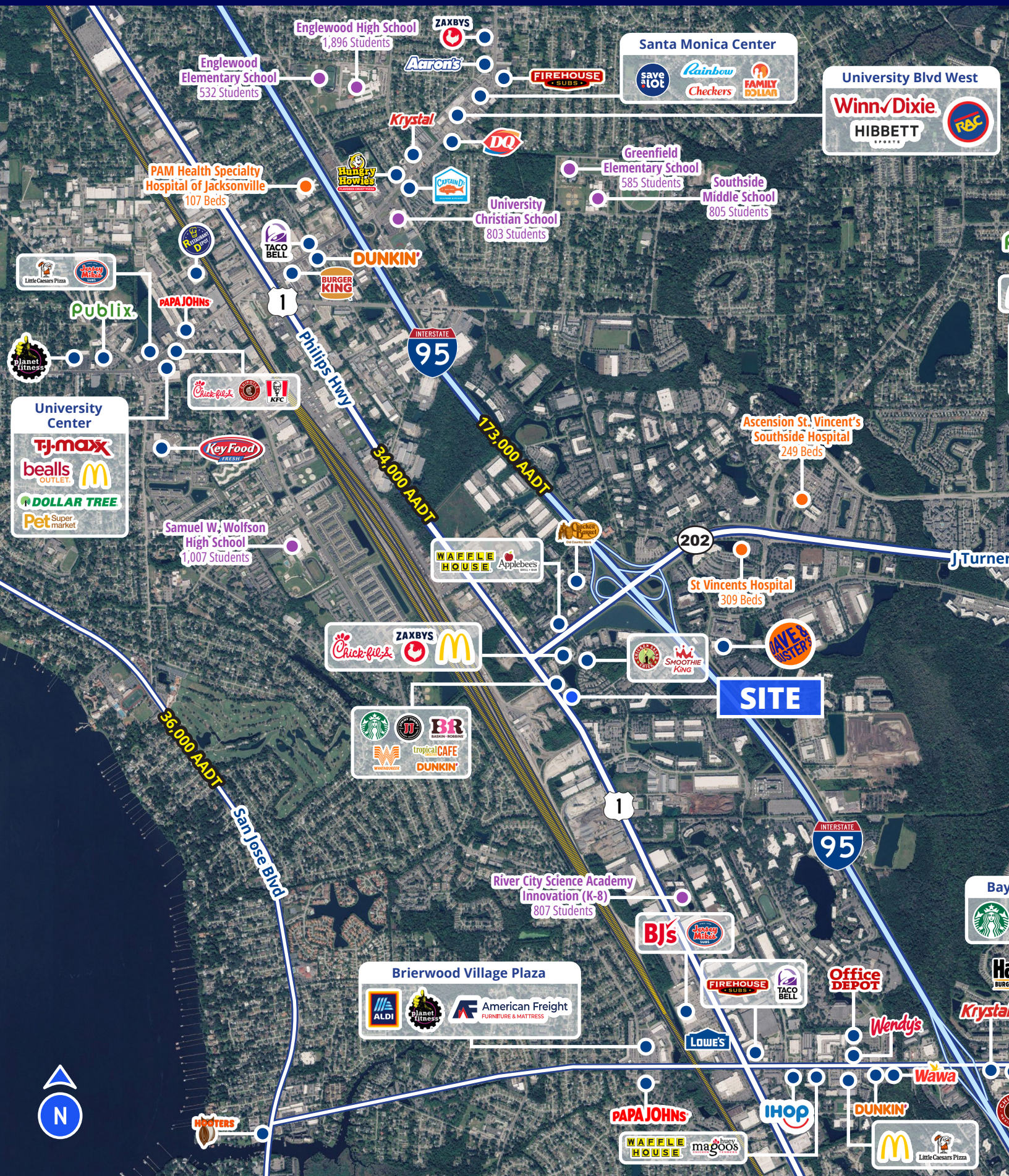
Nearby anchor tenants: Bj's Wholesale, Aldi, Lowe's

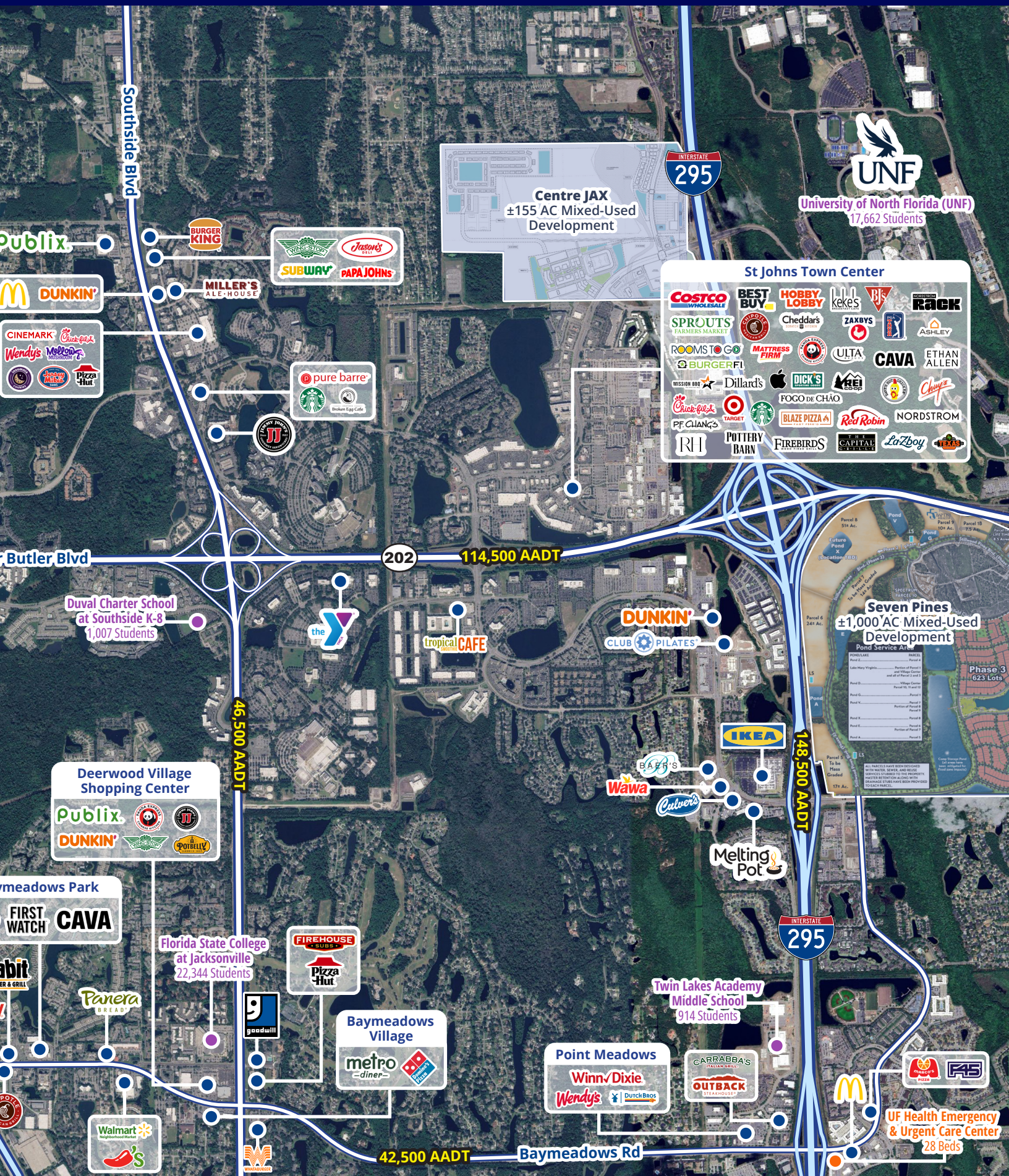



Sola South Apartments
330 Units
Midtowne Townhomes
124 Units
Gardens of Bridgehampton
107 Units
Ironwood Community
220 Units
The Hudson at Deerwood Park
474 Units
114,500 AADT
202
St Vincents Hospital
309 Beds
Turner Butler Blvd
Equinox West Townhomes
126 Units
Office Space
1.3M+ SF
Hotels
998 Keys
Summer Key Condominiums
318 Units
Maserati
DAVE & BUSTER'S
SMOOTHIE KING
INTERSTATE
95
SITE
Cypress Point Business Park
±344K SF
Butler Creek PUD Townhomes
648 Units
173,000 AADT
34,000 AADT
Butler 95 Logistics Center
±191K SF
River City Science Academy
Innovation (K - 8)
807 Students
1
INTERSTATE
95
Baymeadows Park
FIRST WATCH
CAVA
Jersey Mike's SUBS
BJ's
LOWE'S
FIREHOUSE SUBS
TACO BELL
Wendy's
WAFFLE HOUSE
Office DEPOT
Habit BURGER & GRILL
Krystal
Baymeadows Rd
42,500 AADT
PAPA JOHNS
IHOP
huey magoo's CHICKEN TENDERS
Wawa
DUNKIN'
Little Caesars Pizza
CHIPOTLE MEXICAN GRILL

Trade Area

Philips Hwy (US-1) & Bentley Rd | Jacksonville, FL




Southside Blvd
Centre JAX
±155 AC Mixed-Used Development
INTERSTATE 295
UNF
University of North Florida (UNF)
17,662 Students
St Johns Town Center
Butler Blvd
202
114,500 AADT
46,500 AADT
148,500 AADT
Duval Charter School at Southside K-8
1,007 Students
Seven Pines
±1,000 AC Mixed-Used Development
Phase 3
623 Lots
Deerwood Village Shopping Center
Florida State College at Jacksonville
22,344 Students
Baymeadows Village
Point Meadows
Twin Lakes Academy Middle School
914 Students
UF Health Emergency & Urgent Care Center
28 Beds
42,500 AADT
Baymeadows Rd

Contact Us

Blake Hunter
Executive Vice President
+1 850 264 2159
blake.hunter@colliers.com

Robby Holihan
Executive Vice President
+1 407 375 3159
robby.holihan@colliers.com

Yessenia Marcof
Associate
+1 813 732 1707
yessenia.marcof@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.