

FOR LEASE > RETAIL

Former JCPenney For Lease

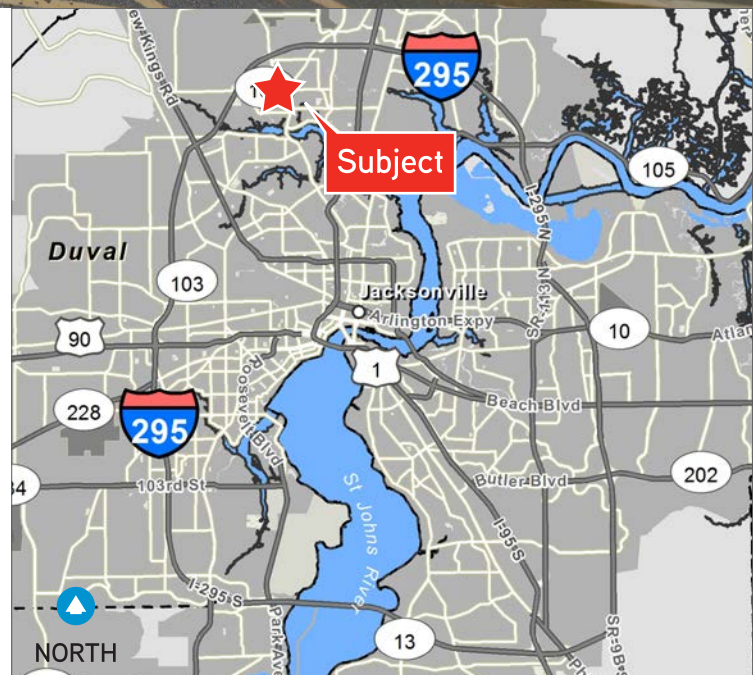
3000 DUNN AVE., JACKSONVILLE, FL 32218

219,735± SF SHOPPING CENTER



Property Features

- > 219,735± SF regional retail shopping center
- > Anchor Tenants: Winn Dixie, It's Fashion Metro, Bealls Outlet
- > Located on a dominant corridor on Jacksonville's north side
- > At the intersection with traffic light at Lem Turner Rd. and Dunn Ave.
- > Total Daily Traffic: 36,800± vehicles/day
- > CAM/NNN: \$2.76/SF
- > Lease Rate: \$12.00/SF NNN for small stores
- > Suite 24 (78,823± SF): \$8.00/SF gross



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Aerial

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Demographics	1 Mile	3 Mile	5 Mile
2017 Estimated Population	9,635	45,376	88,808
2017 Estimated Households	3,420	16,919	33,786
2017 Estimated Average HH Income	\$54,883	\$55,175	\$51,546

Source: Esri Business Analyst Online

Traffic Count	Daily	Trucks
Lem Turner Rd.	19,800	495
Dunn Ave.	17,000	765

Source: Florida Department of Transportation (FDOT)

Site Plan

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Jacksonville Regional

3000 Dunn Avenue
Jacksonville, FL 32218

— Subject Offering
 □ Occupied
 ■ Available

Suite	Tenant	Size (SF)
4	Payless Shoe Store	3,000±
6	Cato	6,300±
8	Ebony Fashion	3,500±
12	Available	2,833±
14	Macro Polo BBQ	3,040±
16	Hibbett Sporting Goods	4,960±
20	Workout Anytime	7,580±
24	Available	78,823±
28	Rent-A-Center	3,950±
30	Shear Finesse	1,250±
34	GNC	1,500±
36	Top 10 Nails	900±
38	Look's Fashions	2,700±
42	Available	1,400±
44	Dr. B.R. Shaw	1,400±
46	Hair Cattery	7,200±
48	Linen Depot	7,200±
50	Mikal Jewelry	1,400±
52	H&R Block	1,400±
54	Beauty Max USA	5,600±
56	Available	2,800±
58	Express Phone Card	2,800±
62	Winn Dixie	47,084±
66	It's Fashion Metro	11,165±
70	Laundry Station	1,400±
72	Wings Palace	1,400±
74	Internet Café	2,800±
76	French Novelty	3,150±
78	Advance America	1,400±
80	Flower Pot	1,400±
82	Acceptance Insurance	1,400±
86	Available	2,800±
U1	Available (Not Included)	30,017±
U2	Beall's Outlet (Not Included)	25,000±
U3	Citi Trends/Simply Fashions (Not Included)	21,000±
U-9001	McDonald's (Not Included)	n/a

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Property Photos

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Contact Us

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