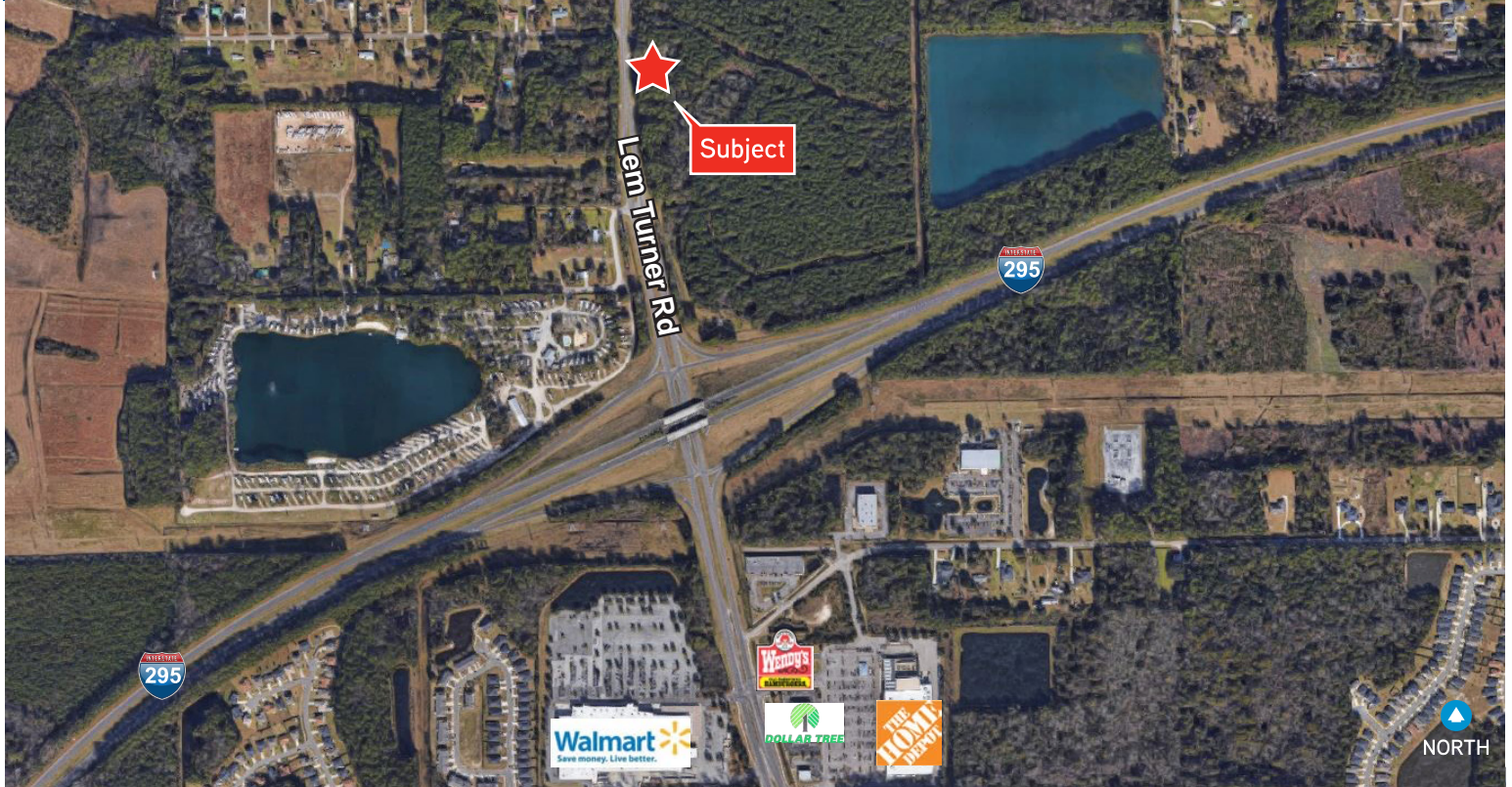


FOR SALE > LAND

# 0.92± AC on Lem Turner Road

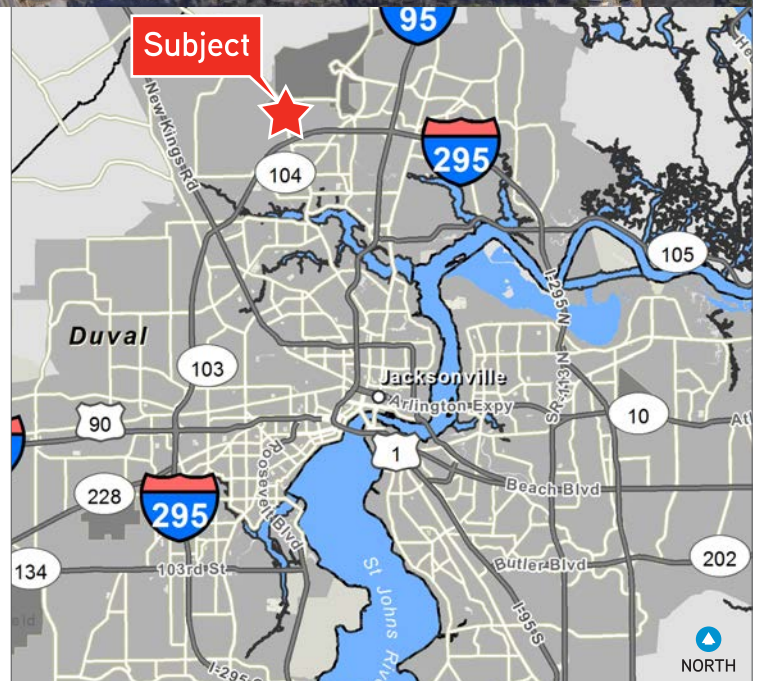


12461 LEM TURNER RD., JACKSONVILLE, FL 32218



## Property Features

- > Good office or retail opportunity
- > Publix and Target were once committed to adjacent property
- > Excellent site on going home side of Lem Turner Rd.
- > Structure on site would make good local business location
- > Adjacent 0.85± AC is also available
- > 11,500± cars per day on Lem Turner Rd.
- > 64,500± cars per day on I-295
- > Sale price: \$537,000



GARY MONTOUR  
Senior Vice President  
+1 904 861 1116  
gary.montour@colliers.com

5596

COLLIERS INTERNATIONAL |  
NORTHEAST FLORIDA  
50 N. Laura Street, Suite 1725  
Jacksonville, FL 32202  
www.colliers.com/jacksonville



FOR SALE > LAND

## 0.92± AC on Lem Turner Road

12461 LEM TURNER RD., JACKSONVILLE, FL 32218



### Contact

GARY MONTOUR  
Senior Vice President  
+1 904 861 1116  
[gary.montour@colliers.com](mailto:gary.montour@colliers.com)

Demographics	1 Mile	3 Mile	5 Mile
2017 Estimated Population	612	25,123	67,292
2017 Estimated Households	223	9,097	25,046
2017 Estimated Avg HH Income	\$71,146	\$60,003	\$56,081

Source: Esri Business Analyst Online

COLLIERS INTERNATIONAL |  
NORTHEAST FLORIDA  
50 N. Laura Street, Suite 1725  
Jacksonville, FL 32202  
[www.colliers.com/jacksonville](http://www.colliers.com/jacksonville)

This document has been prepared by COLLIERS INTERNATIONAL | Northeast Florida 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. COLLIERS INTERNATIONAL is a worldwide affiliation of independently owned and operated companies. This publication is the copyrighted property of COLLIERS INTERNATIONAL and /or its licensor(s). © 2013-2018 . All rights reserved.