

# Corner Lot At First Traffic Light Off I-295

DUNN AVE. AND N. CAMPUS BLVD., JACKSONVILLE, FL 32218

1,200 - 9,000± SF

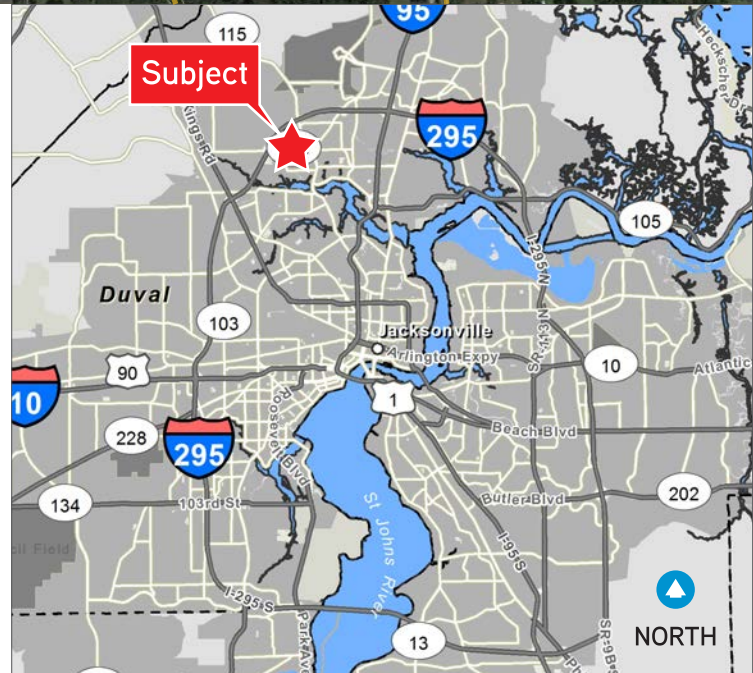


Northeast Florida



## Property Features

- > 1.42± AC site on Dunn Ave. and N. Campus Blvd. available for ground lease or build-to-suit
- > Located just off I-295 on Jacksonville's growing Northside market
- > Site is at the corner of a signalized intersection
- > Gate Gas Station, 7-Eleven Gas Station and Goodwill Retail Store located at opposite corners
- > Adjacent to newly constructed 51± AC Baptist Hospital Emergency Room and YMCA
- > At the entrance to Florida State College at Jacksonville campus
- > Zoned CCG-1 ([click here for zoning summary](#)) - allows for all retail uses including drive-through restaurants
- > 21,900± CPD on Dunn Ave.
- > Ground lease rate: \$3,850/month plus NNN

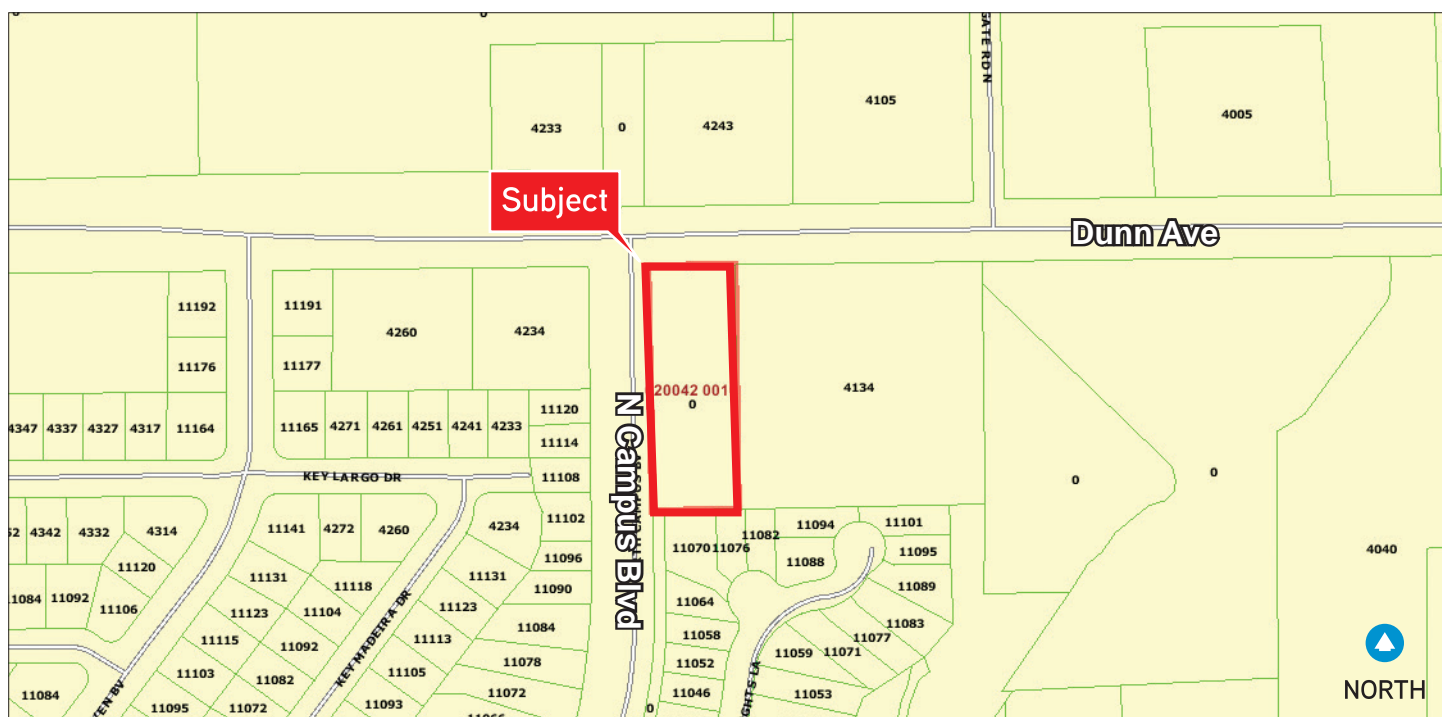


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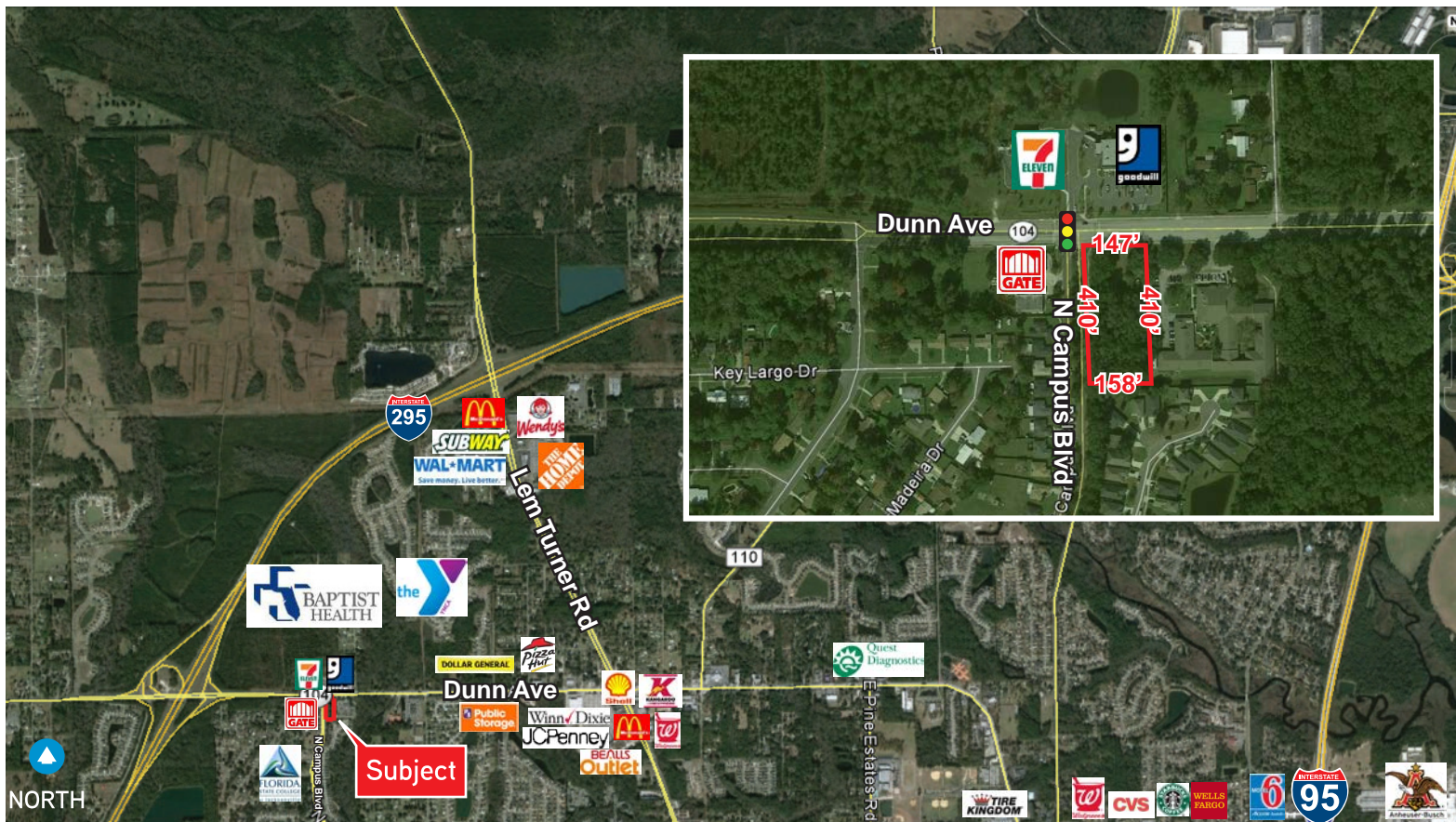
A map showing a section of Dunn Ave. The road is yellow with black arrows indicating traffic flow. To the left, there is a purple highway shield for Interstate 295. Several streets cross Dunn Ave: Key Woodley Dr, Key Largo Dr, Madeira Dr, N Campus Blvd, and Wingate Rd N. A red star is placed on Dunn Ave, just east of N Campus Blvd. A red callout box with the word "Subject" points to this star. A north arrow is in the bottom right corner.





# Aerial

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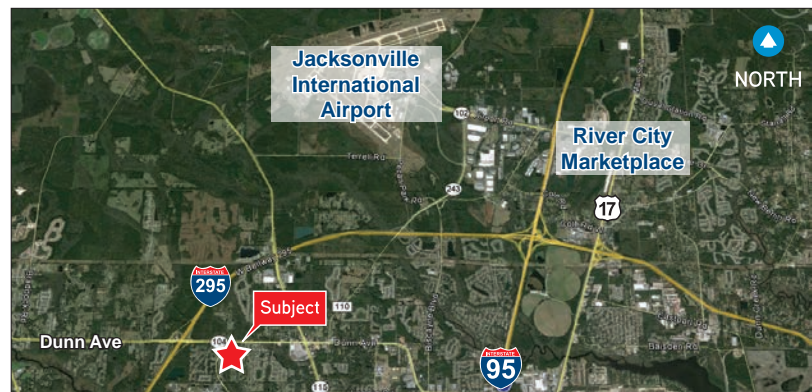


Demographics	1 Mile	3 Mile	5 Mile
2017 Population Estimate	5,190	39,798	80,716
2017 Estimated Households	1,785	14,776	30,380
2017 Est. Avg. HH Income	\$56,137	\$54,117	\$51,585

Source: Esri Business Analyst Online

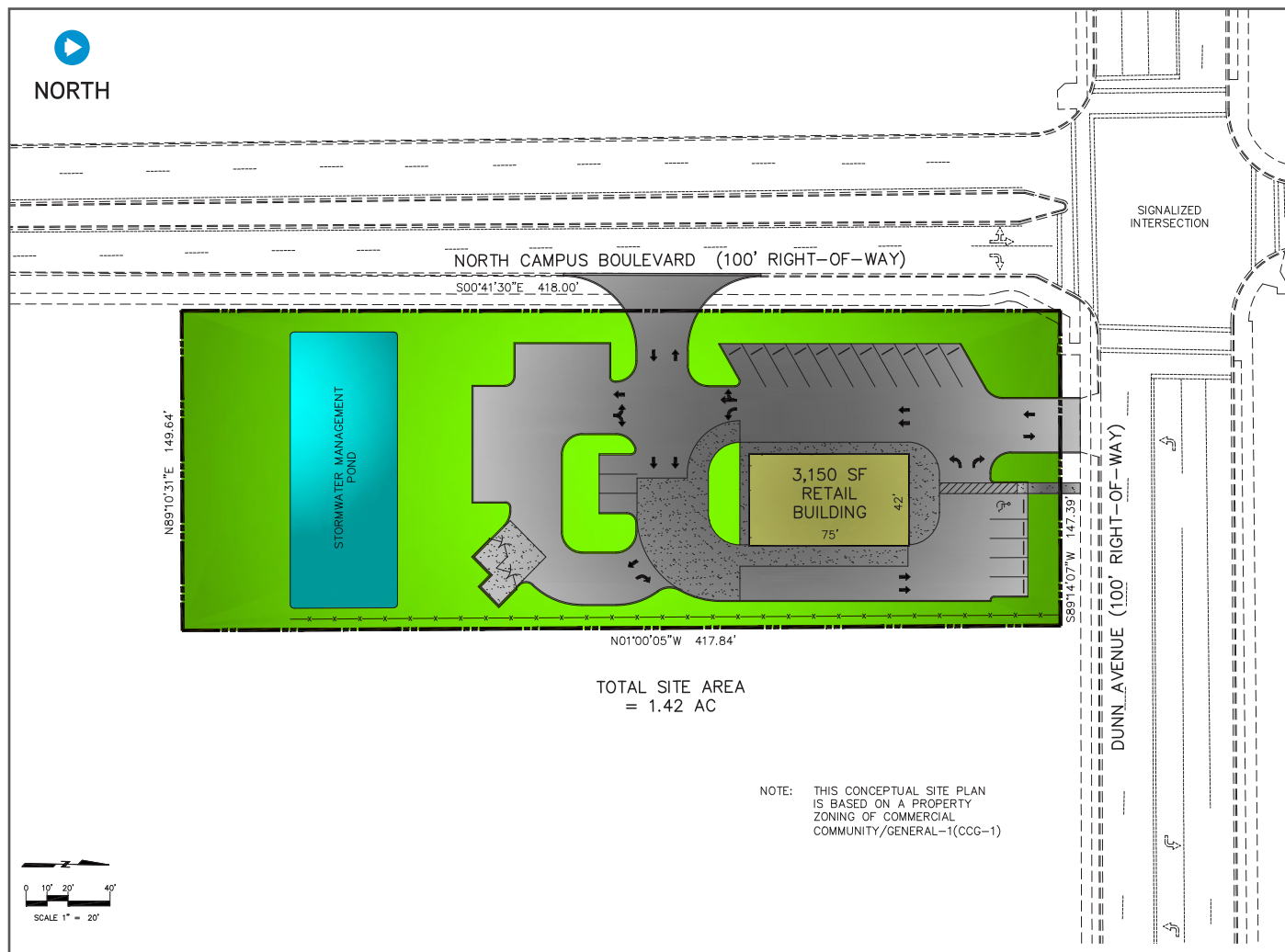
Traffic Count	Daily
I-295	60,000±
Dunn Ave.	21,900±

Source: Florida Department of Transportation (FDOT)



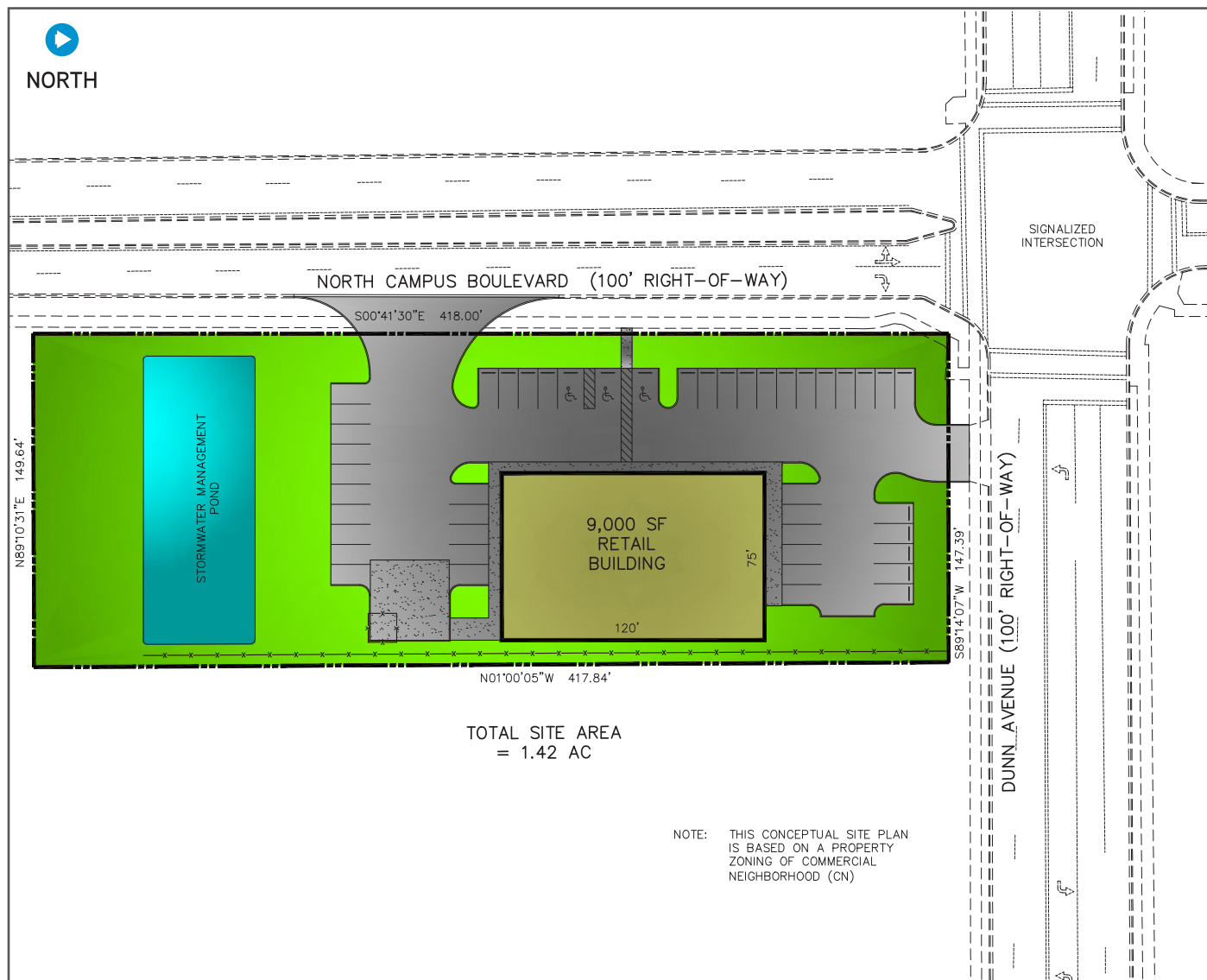
# Conceptual Site Plan 1- Restaurant With Drive-Thru

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# Conceptual Site Plan 2- Retail Building

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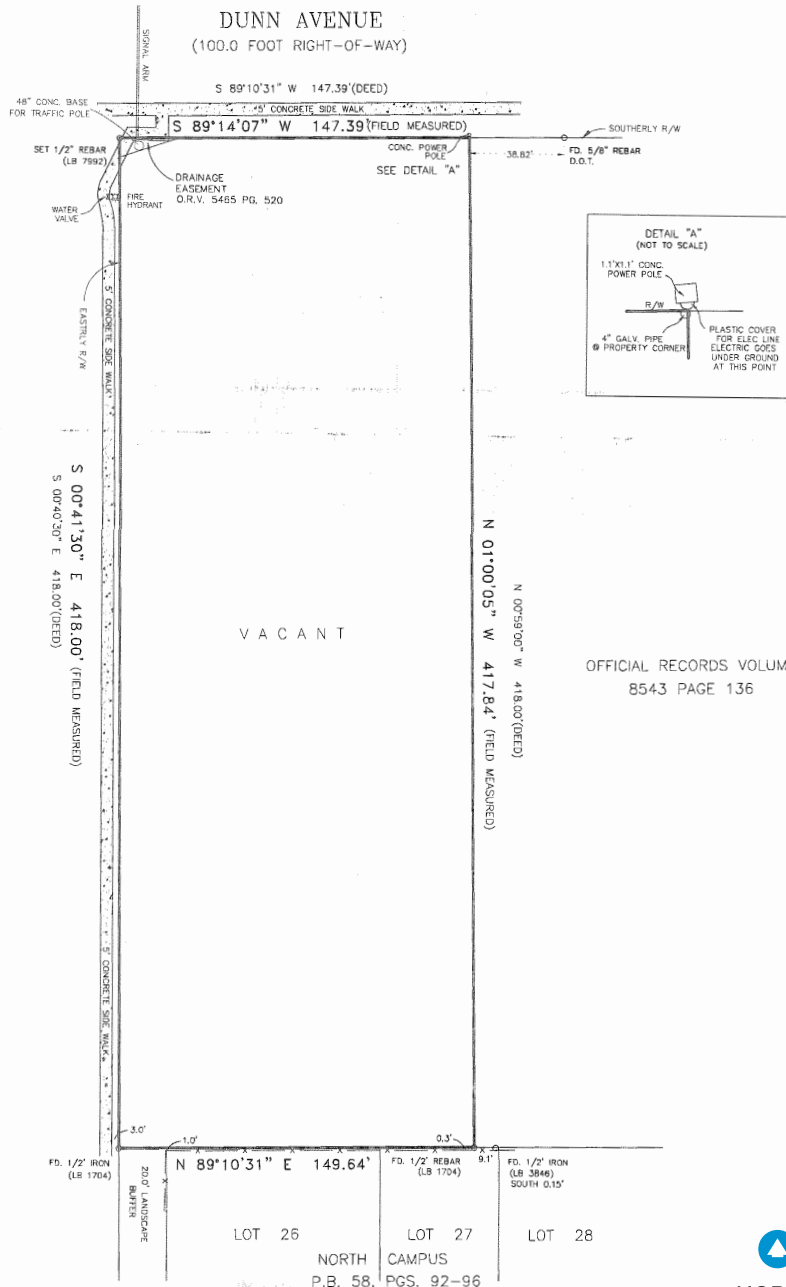
# Property Photos

DUNN AVE. AND N. CAMPUS BLVD., JACKSONVILLE, FL 32218



# 5,250± SF Available

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## Contact Us

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