



GROUND LEASE

Retail Opportunity on Dunn Avenue

0.6± AC Pad Site

JASON RYALS
+1 904 358 1206 | EXT 1136
JACKSONVILLE, FL 32202
jason.ryals@colliers.com

KATHERINE GOODWIN
+1 904 358 1206 | EXT 1104
JACKSONVILLE, FL 32202
katherine.goodwin@colliers.com



COLLIERS INTERNATIONAL
50 N Laura St., Suite 1725
Jacksonville, FL 32202
+1 904 358 1206
www.colliers.com/jacksonville

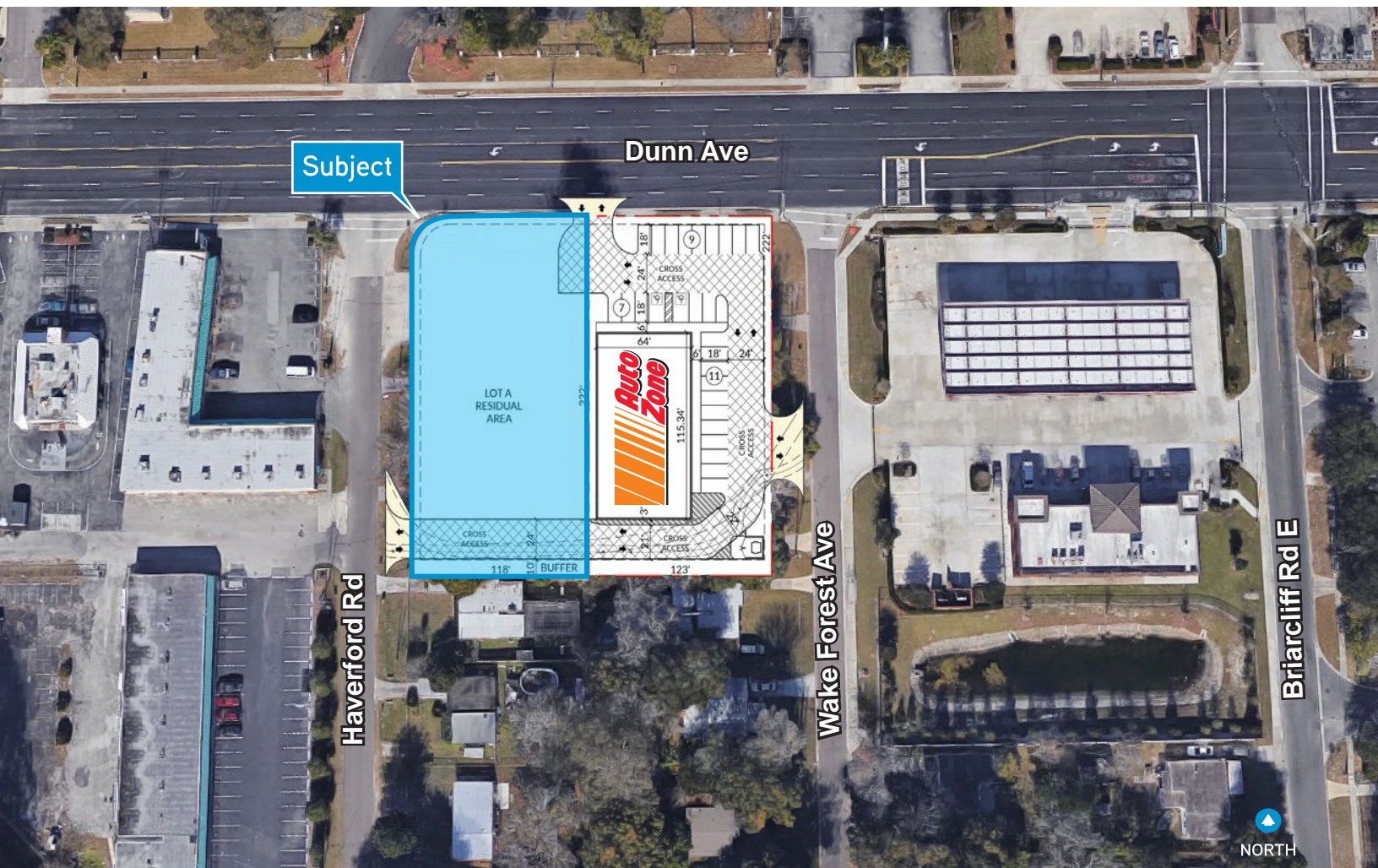
1290 Dunn Avenue,
Jacksonville, FL 32218

Property Features

- › Join AutoZone in a new proposed development in North Jacksonville
- › 0.6± AC pad site on the going to work side of Dunn Ave.
- › Traffic count: 31,500± vehicles per day
- › Surrounding retailers include Publix, CVS, Starbucks, and many others
- › Full ingress and egress into site
- › 118 feet of frontage on Dunn Ave.
- › Available for ground lease or build to suit
- › Call for pricing

Site Plan & Demographics

1290 DUNN AVE., JACKSONVILLE, FL 32218



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 Population Estimate	7,312	42,882	105,620
2022 Population Projection	7,445	44,980	110,086
2017 Estimate Average Household Income	\$51,373	\$56,337	\$51,446
2022 Estimate Average Household Income	\$58,208	\$64,448	\$58,828

Source: Esri Business Analyst 2017

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). © 2018. All rights reserved.

