



# 12001 LEM TURNER RD

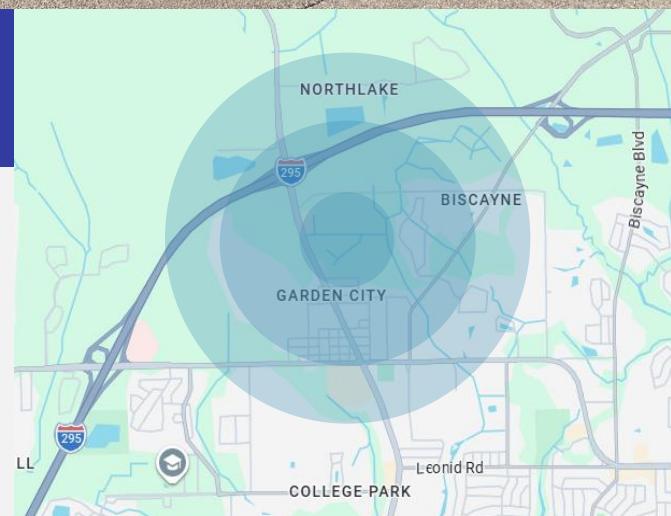
JACKSONVILLE, FL 32218

STRONG AADT AND VISIBILITY  
15,900 AADT DIRECTLY IN FRONT OF PROPERTY WITH NO BLOCKAGE FROM MAIN ROAD

ATTRACTIVE FRONTAGE  
SIGNAGE OPPURTUNITIES VISIBLE ALONG HIGH-TRAFFIC STREET

GREAT LOCATION  
NATIONAL TENANTS IN PROXIMITY TO PROPERTY ; HOME DEPOT & WALMART

CAPTIVE TRADE AREA  
POPULATION OF 109,480 WITHIN FIVE (5) MILES ; ROUGHLY 44,710 DAYTIME EMPLOYEES



## SIZE

### SPACE AVAILABLE

**1,600 SF**

### LAND

**0.5 ACRE +/-**

### PARKING

**28 SPACES**

**2 ADA SPACES**

## DEMOGRAPHICS

### POPULATION

### HOUSEHOLDS

### AVERAGE INCOME

	1 MI	3 MI	5 MI
POPULATION	6,907	56,403	109,480
HOUSEHOLDS	2,681	21,640	42,638
AVERAGE INCOME	\$62,778	\$66,059	\$75,046

## TRAFFIC

### LEM TURNER RD

**15,900 AADT**

### I-295

**81,500 AADT**

## AREA OVERVIEW

