



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

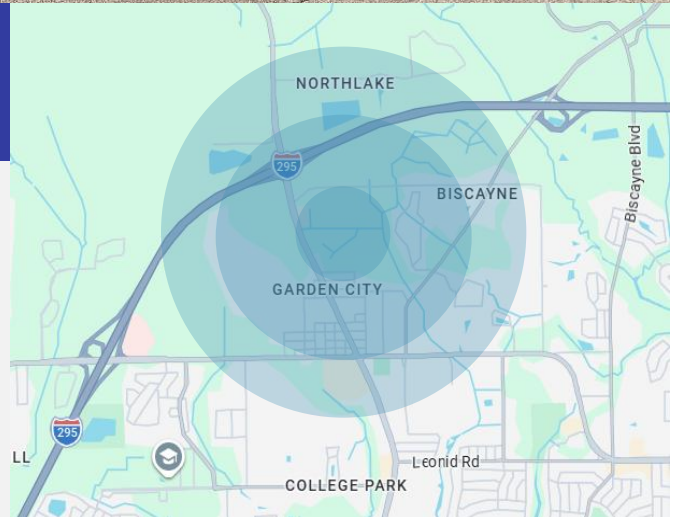
SIGNAGE OPPURTUNITIES VISIBLE ALONG HIGH-TRAFFIC STREET

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

6,907

2,681

\$62,778

3 MI

56,403

21,640

\$66,059

5 MI

109,480

42,638

\$75,046

TRAFFIC

LEM TURNER RD

15,900 AADT

I-295

81,500 AADT

AREA OVERVIEW

