

# FOR LEASE SHOPPING CENTER RETAIL SPACE



8000 Lem Turner Road Jacksonville, FL 32208



## OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	845 SF
Number of Units:	1
Zoning:	CCG-2

## PROPERTY OVERVIEW

850 SF of space with frontage on Lem Turner situated right in front of a signalized intersection.

This is an active busy center in the heart of Jacksonville's Northside. Traffic counts are over 31,000 AADT.

## LOCATION OVERVIEW

Located at the heavily trafficked lighted corner of Lem Turner Road & Edgewood Avenue.

## PROPERTY HIGHLIGHTS

- Surrounded by Brand Name National Retailers
- Last Available Space in Shopping Center
- Just 1.5 Miles from I-95 and Close to Downtown Jacksonville

## PRESENTED BY:

**RICHARD SAIG**  
904.318.5144  
richard@kinkadecommercial.com

**AMANDA KINKADE**  
904.635.6376  
amanda@kinkadecommercial.com

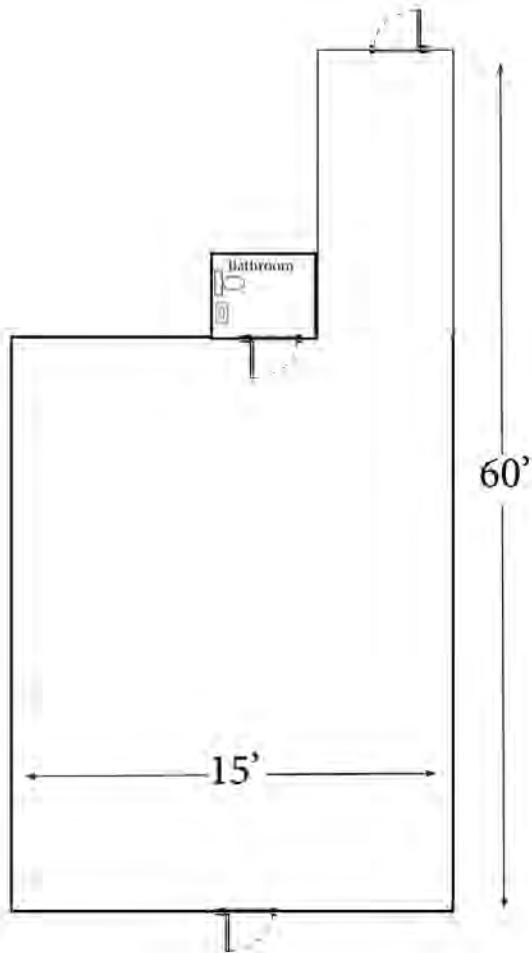
# FOR LEASE

## SHOPPING CENTER RETAIL SPACE



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8008 Lem Turner  
845 sq ft.



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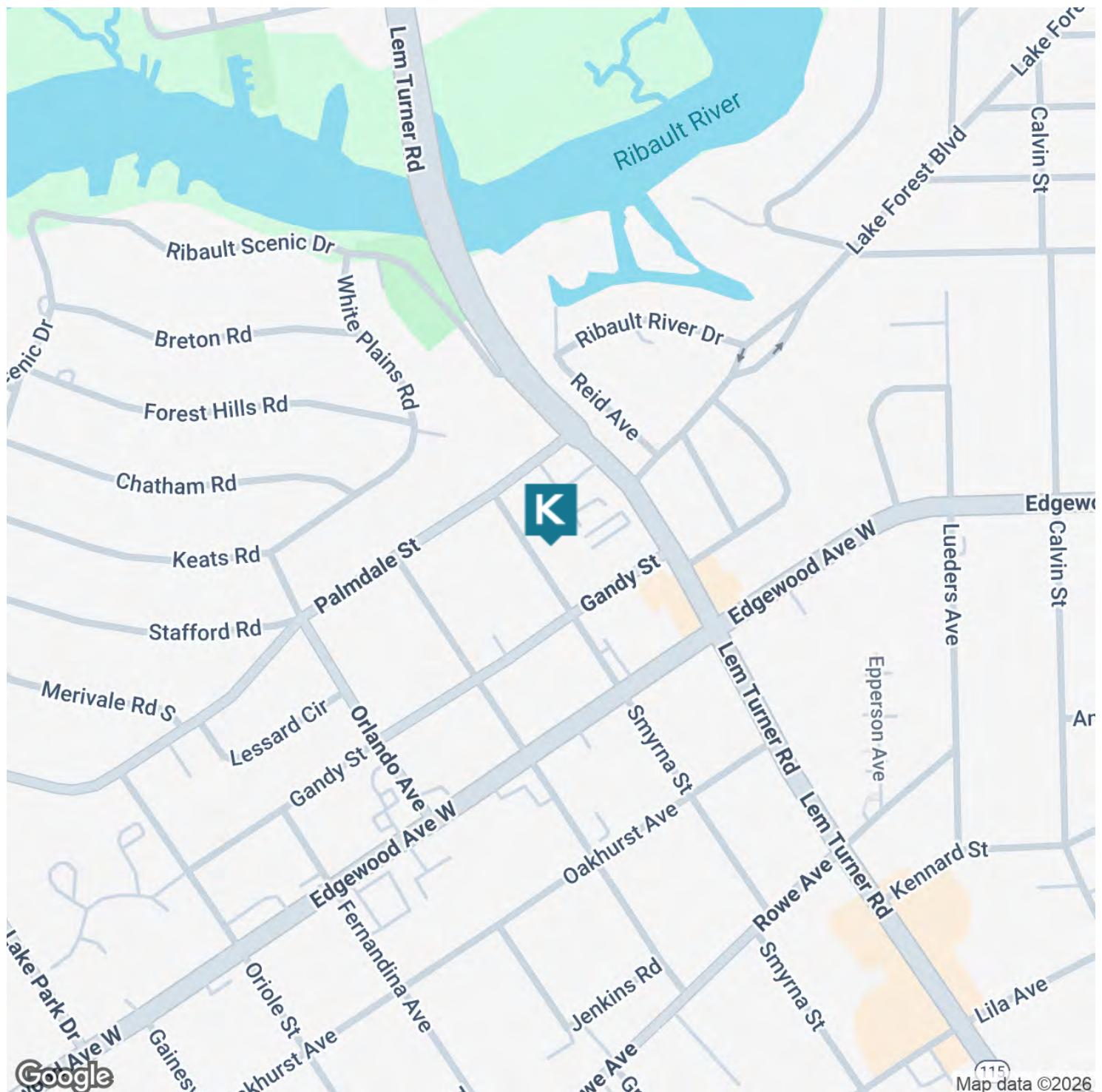
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FLOOR PLANS

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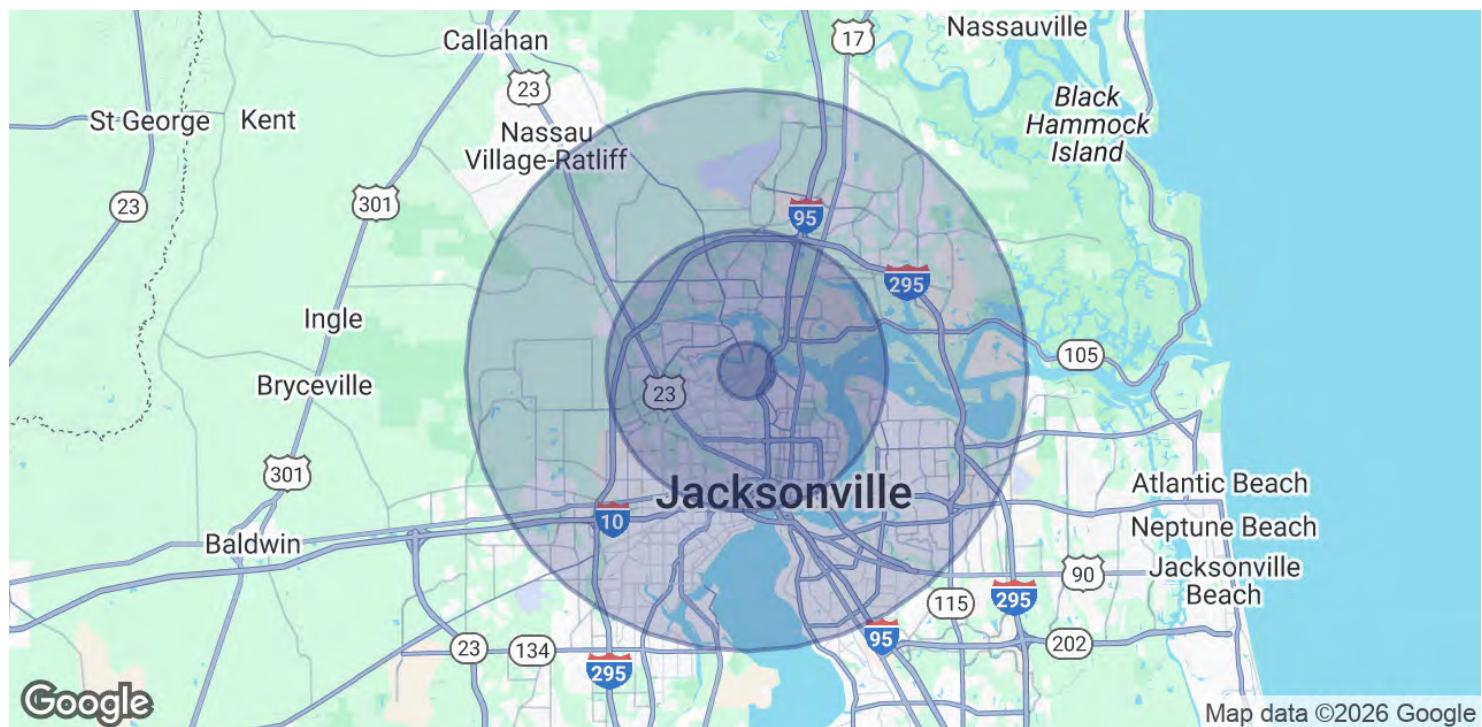
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LOCATION MAP

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,644	151,212	421,569
Average Age	35.9	37.3	37.6
Average Age (Male)	35.1	33.9	35.7
Average Age (Female)	37.6	39.6	39.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,781	67,718	190,524
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$41,314	\$43,163	\$56,736
Average House Value	\$88,746	\$110,119	\$171,285

2020 American Community Survey (ACS)

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