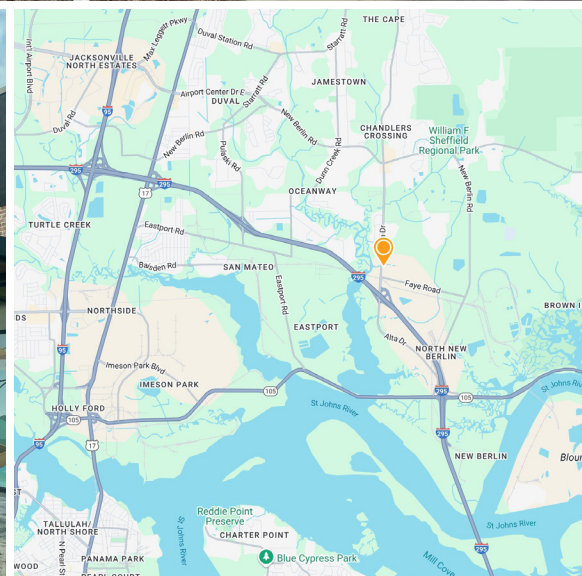


DUNNS CREEK CROSSING

11257 Alta Drive | Jacksonville, FL 32226

FOR LEASE



PROPERTY OVERVIEW

- » Conveniently located in Jacksonville's emerging Northside Market
- » Situated at the corner of Alta Drive and Faye Road, just off SR-9A (I-295)
- » Positioned in the rapidly expanding New Berlin area
- » Easy access to I-295, due to the recent expansion of Alta Drive to four lanes
- » Centrally located within Jacksonville's Northeast Quadrant, near the city's new port expansion
- » Current tenants include: Dollar Tree, a dentist's office, a nail salon, and a vape shop

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	2,230	16,582	60,280
Households	836	6,016	22,927
Daytime Pop.	2,931	14,250	42,403
Ave. HH Income	\$93,819	\$92,644	\$79,383



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SUITE	OCCUPANT	SF
101-102	NORTHPOINT DENTAL	3,102
103	AVAILABLE	1,560
104	AVAILABLE	1,560
105-107	INDOOR PLAYGROUND	4,660
108	SCOOPS & MORE	1,596
109-115	DOLLAR TREE	11,028
116	AVAILABLE	1,514

SUITE	OCCUPANT	SF
117	AVAILABLE	1,542
118	AVAILABLE	1,596
119-122	KIDS CLUB OF FL	6,302
301-307	NEGOTIATING LOI	
401-404	KAPPUCCINOS	6,000
405	AVAILABLE	1,600
406	JAGUAR SMOKE & VAPE	1,600

SUITE	OCCUPANT	SF
407	BLISS NAIL SALON	1,635
408-412	NEGOTIATING LOI	7,970
413	AVAILABLE	1,600
114	AVAILABLE	1,600
1-2	NEGOTIATING LOI	
3	AVAILABLE	.41 AC



