

JACKSONVILLE, FL

DOMINANT COMMUNITY CENTER

# HIGHLAND SQUARE

1010 Dunn Avenue • Jacksonville, FL 32218



## SPACE AVAILABLE

AMCOMREALTY.COM

### DEMOGRAPHICS

#### POPULATION

- 1-Mile: 8,218
- 3-Miles: 40,727
- 5-Miles: 109,542

#### HOUSEHOLD INCOME

- 1-Mile: \$43,842
- 3-Miles: \$53,019
- 5-Miles: \$49,884

#### DAILY TRAFFIC COUNT

- 34,000 cars per day

### PROPERTY FEATURES

**Dominant Community Center** destination for North Jacksonville Market

**High employment base** with dynamic growth planned including **New Amazon Fulfillment Center** open nearby

**Central to existing dense trade area** with desirable close proximity to I-95.

**High Volume Publix Store** extensively remodeled, 7 miles to closest Publix

### ANCHOR TENANTS

- Publix Supermarket
- dd's Discount
- Beall's Outlet
- Planet Fitness
- Harbor Freight
- Family Dollar

### PRIME LOCATION



AMERICAN COMMERCIAL REALTY  
 300 Avenue of the Champions, Suite 140  
 Palm Beach Gardens, FL 33418

LEASING CONTACT  
 leasing@amcomrealty.com  
 (561) 775-1300  
 amcomrealty.com

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UNIT	TENANT	SQ. FT.
<b>RETAIL ANCHORS</b>		
1100	PUBLIX	37,866
934	DD'S DISCOUNT	23,970
932	HARBOR FREIGHT	20,442
1104	BEALL'S OUTLET	15,775
1200	CVS PHARMACY	12,738
<b>RETAIL MERCHANTS</b>		
926-8	PRIME HAIR & WIGS	2,135
1010	DTLR FASHION	4,000
1012	RAINBOW APPAREL	7,009
1016	RENT-A-CENTER	3,951
1022	FAMILY DOLLAR	10,184
1038-D	CRICKET WIRELESS	1,400
1038-E	SMOKE N VAPE	1,400
1108	COCO HAIR AND BEAUTY	10,080
1140-1	T-MOBILE	1,805
936	HIBBETT SPORTS	5,800
<b>RESTAURANTS</b>		
900-14	CARIBBEAN PARADISE	1,500
960	CHECKERS	O/P
1001	STARBUCKS	O/P
1038-A	FIREHOUSE SUBS	1,400

UNIT	TENANT	SQ. FT.
1038-B	WINGSTOP	1,400
1038-C	FUJI BUFFET	5,400
1036-24	J.C. SEAFOOD	6,510
1136	LITTLE CAESARS	1,372
<b>RETAIL SERVICES</b>		
900-2	NAVY CAREER CENTER	1,700
900-18	AISSA BRAIDING	1,035
1028	CONVIVA CARE	11,450
1032-A	NY NAILS	2,231
1034	BROOKS REHAB	7,000
1036-01	DELUXE CLEANERS	1,050
1036-10	CONCENTRA	9,257
1036-42	GREENBERG DENTAL	4,760
1036-46	TIGHT WORKS BARBER	1,050
1102-1	PLANET FITNESS	15,828
1102-05	WYNN SPA	3,859
1130	ALL CUT BARBER	1,428
1036-52	ARMED FORCES CENTER	2,310

UNIT	TENANT	SQ. FT.
<b>FINANCIAL SERVICES</b>		
900-16	NAVY FEDERAL CREDIT	1,200
1032	JACKSON HEWITT	1,200
1036-02	PNC BANK	3,351
1036-04	THE UPS STORE	1,520
1036-48	H&R BLOCK	1,400
1036-50	ACE CASH EXPRESS	1,750
1058	WELLS FARGO ATM	100
1124	ADVANCE AMERICA	2,000
1140-02	CHASE BANK	3,000
<b>AVAILABLE SUITES</b>		
900-10	New Restaurant—BMacs	4,000
900-15	RETAIL/OFFICE	2,170
900-20	New Tenant—Mariner Financial	1,470
926-01	New Tenant—Laundromart	3,675
926-02	RETAIL	3,160
926-10	RETAIL	1,050
1036-44	New Tenant—All Cut	2,123