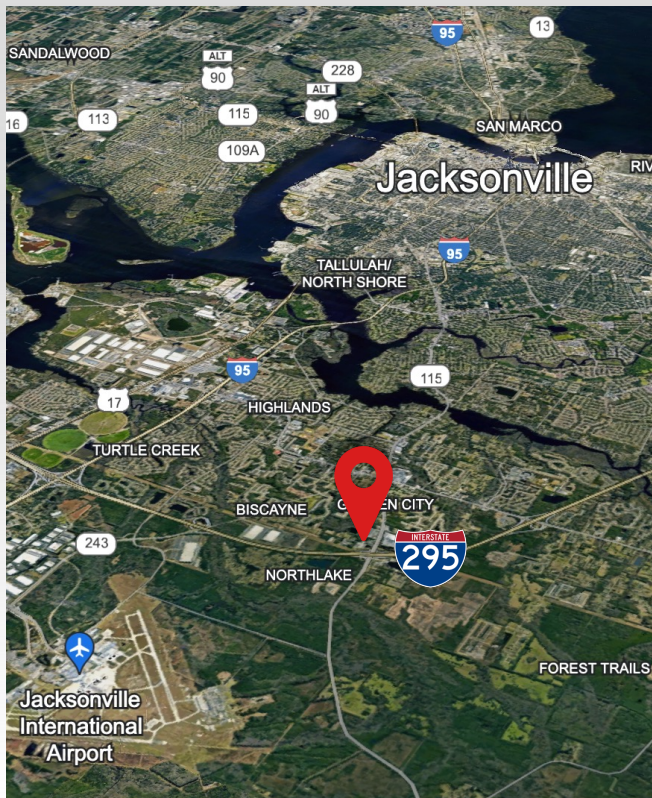


DOLLAR TREE ANCHORED RETAIL AVAILABLE

JACKSONVILLE RETAIL



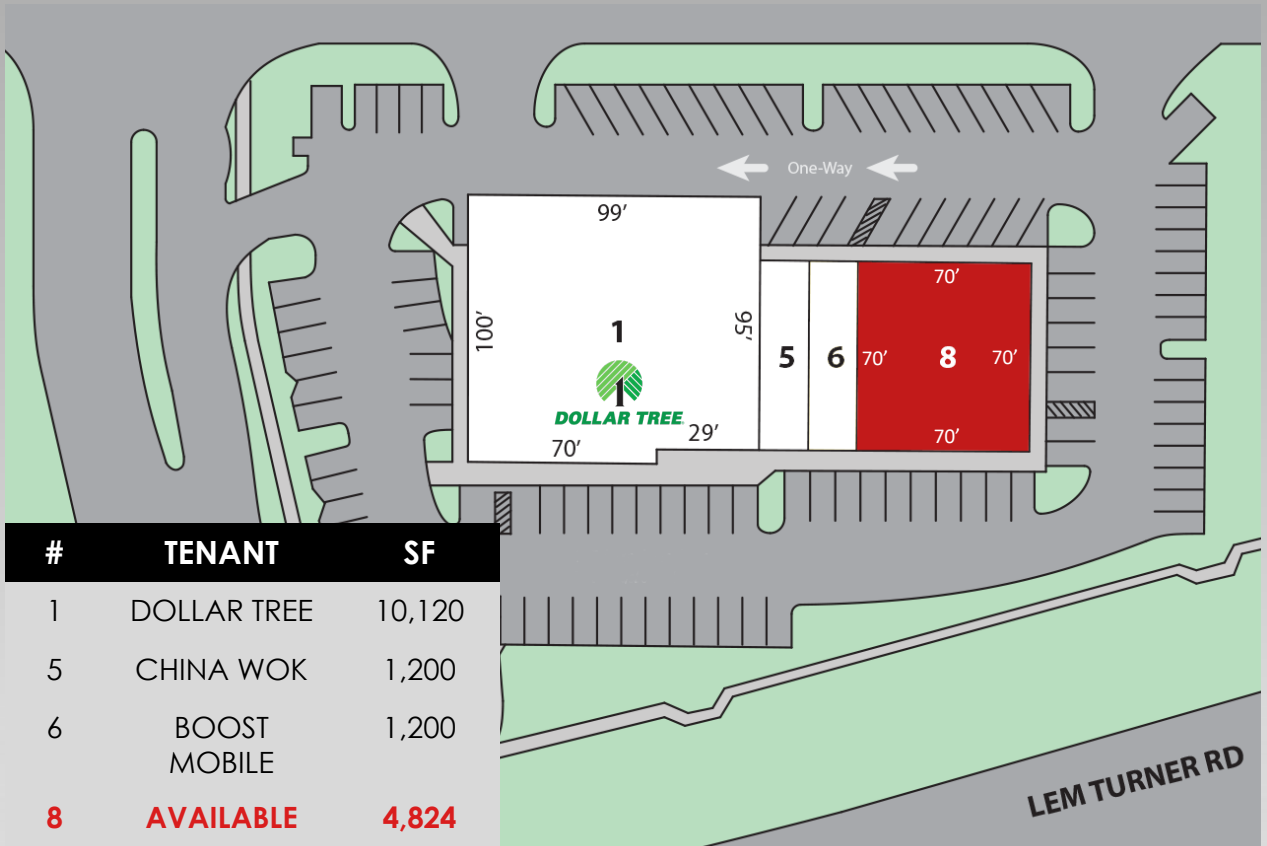
12123 LEM TURNER ROAD | JACKSONVILLE, FL 32218



- **ENDCAP RETAIL SPACE AVAILABLE- 4,824 SF**
- HIGHLY VISIBLE CENTER IN DENSELY POPULATED AREA WITH FULL, EASY ACCESS OFF I-295 (68,215 AADT)
- HOME DEPOT SHADOW-ANCHORED AND ACROSS FROM WALMART
- TRAFFIC COUNTS- 15,666 AADT ON LEM TURNER RD
- 8/1000 PARKING

JAMIE EADS
ASSOCIATE
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jamie@acrefl.com

SITE PLAN | RETAIL MAP



DEMOGRPAHICS



POPULATION



1 MI- 3,298
3 MI- 36,494
5 MI- 83,248

AVG HH INCOME



1 MI- \$77,943
3 MI- \$67,883
5 MI- \$62,362

DAYTIME POPULATION

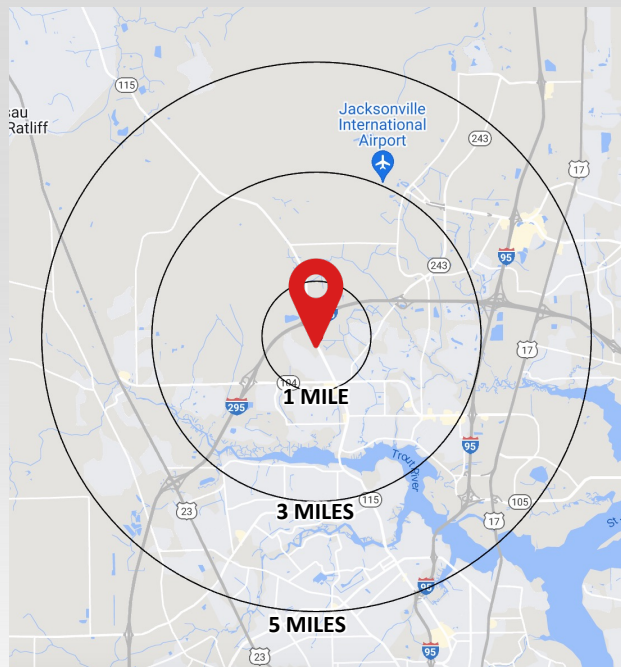


1 MI- 839
3 MI- 8,896
5 MI- 29,533

MEDIAN AGE



1 MI- 38.3
3 MI- 38.0
5 MI- 38.0



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