

LEASE

2255 DUNN AVE BUILDING 500

2255 Dunn Ave Building 500 Jacksonville, FL 32218



PROPERTY DESCRIPTION

Up to 3,250 square feet of retail/office space AVAILABLE for LEASE in north Jacksonville strip center!! Located off of high traffic Dunn Avenue the space features a NEWLY COMPLETED FULL MEDICAL OFFICE buildout which can be divided into two separate 1,625 square foot office spaces with separate entrances! Contact broker for information about FREE RENT!!

PROPERTY HIGHLIGHTS

- NATIONAL TENANT IN PLACE!!
- ON SITE PARKING!!
- LOCATED OFF OF HIGH TRAFFIC DUNN AVENUE!!
- NEWLY COMPLETED FULL MEDICAL OFFICE BUILDOUT OF THE 3,250 SF SPACE!!

OFFERING SUMMARY

Lease Rate:	\$10.24 SF/yr (NNN)
Available SF:	1,625 - 3,250 SF
Building Size:	11,900 SF
Zoning:	PUD

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	142	602	2,800
Total Population	437	1,746	7,300
Average HH Income	\$61,536	\$57,338	\$63,138

Christie Maimo
352 514 7772



**COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES**

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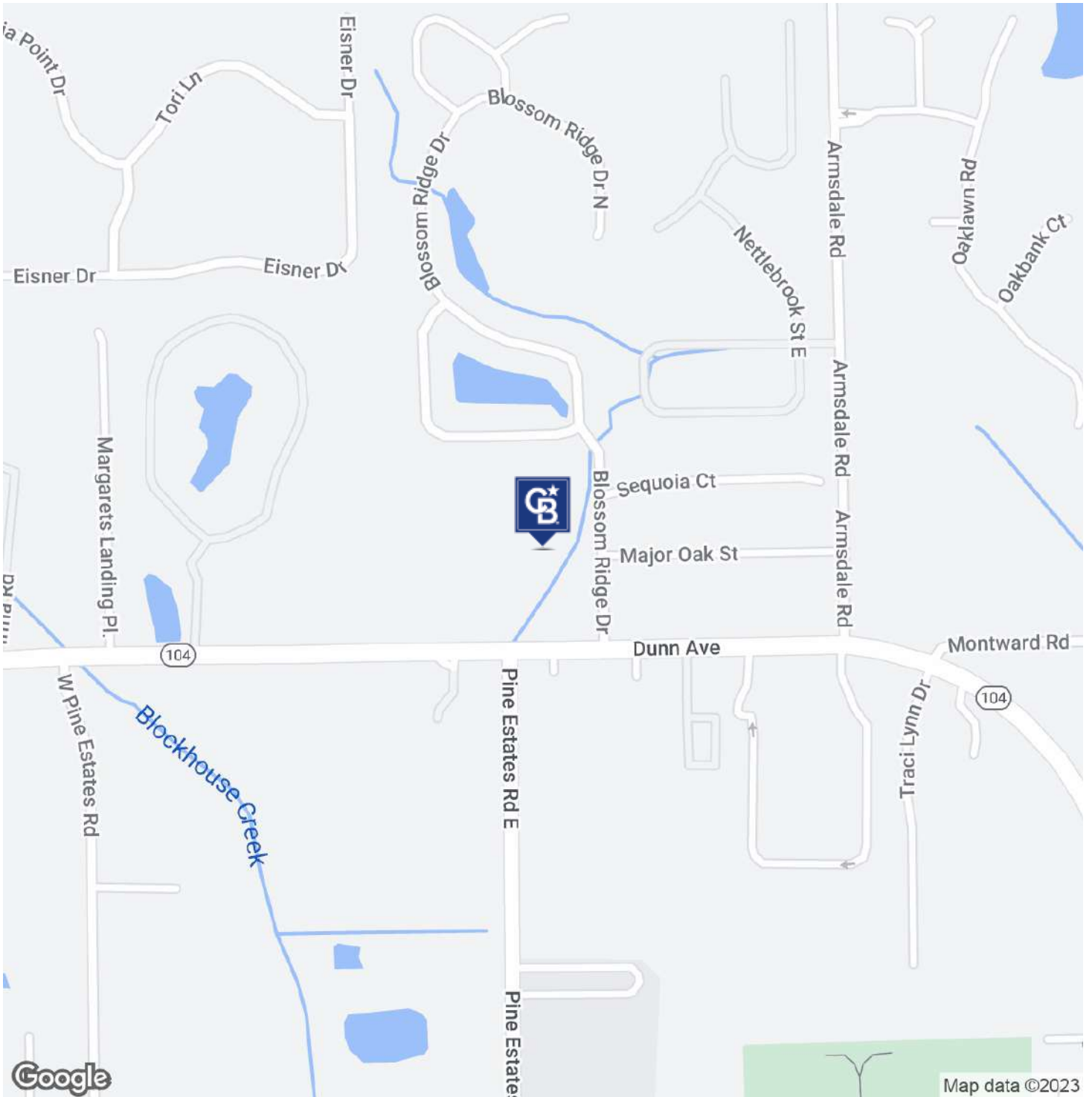


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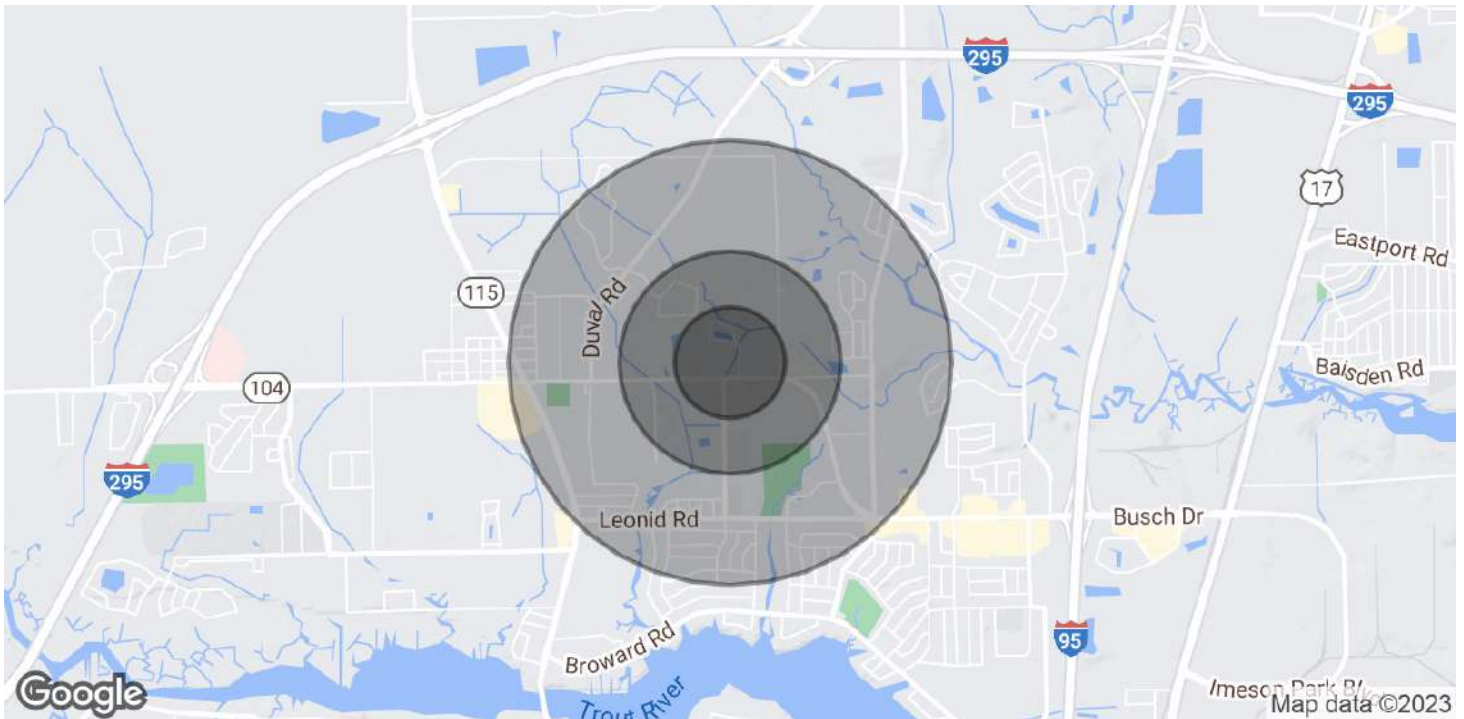


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	437	1,746	7,300
Average Age	32.8	35.9	36
Average Age (Male)	29.9	33.2	32.2
Average Age (Female)	36.2	38.3	38.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	142	602	2,800
# of Persons per HH	3.1	2.9	2.6
Average HH Income	\$61,536	\$57,338	\$63,138
Average House Value	\$1,387,425	\$328,208	\$281,471

* Demographic data derived from 2020 ACS - US Census

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