



Jacksonville Regional Shopping Center

3000 Dunn Avenue

Jacksonville, Florida 32216

Property Highlights

- Jacksonville Regional Shopping Center serves Northwest Duval County while also drawing from Nassau County.
- Co-tenants include Bailey's Gym, Kreative Minds Academy, Cato Fashions, Hibbett Sports, GNC, Beauty Depot, along with several additional retailers and service providers.
- Heavily trafficked signalized intersection at Dunn Avenue and Lem Turner Road with multiple ingress/egress access points, prominent pylon signage, and excellent visibility from main corridors with almost 37k total vehicles daily.
- Credit tenants considered for improvement dollars, landlord work letters, and storefront glass.

Offering Summary

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	11,062 SF
Traffic Counts:	18,300 AADT - Dunn Ave 18,500 AADT - Lem Turner

Demographics 1 Mile 3 Miles 5 Miles

Total Households	3,008	19,013	39,287
Total Population	7,966	50,034	101,269
Average HH Income	\$68,655	\$67,021	\$65,082

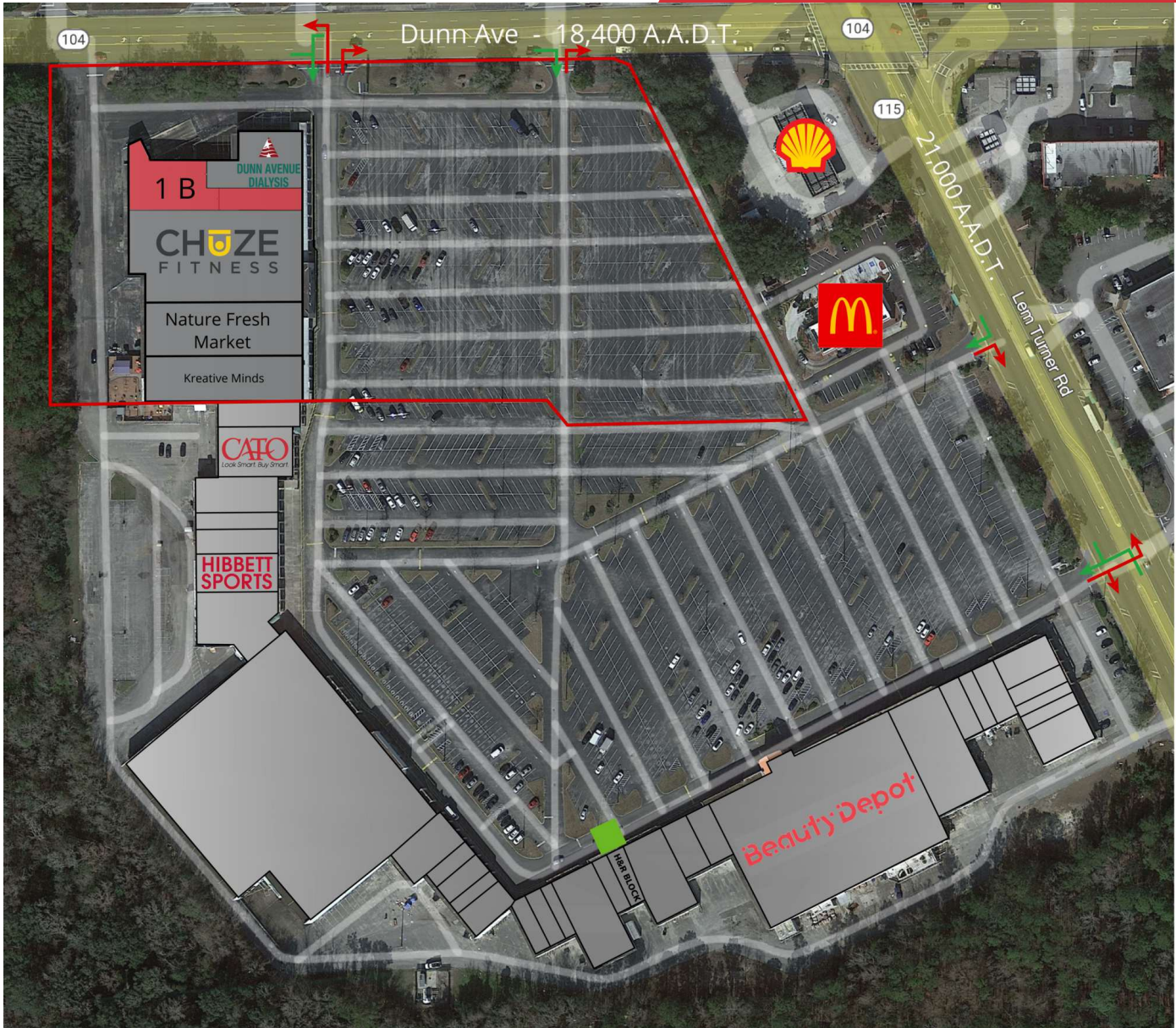
For More Information



Austin Kay

O: 904 493 4495

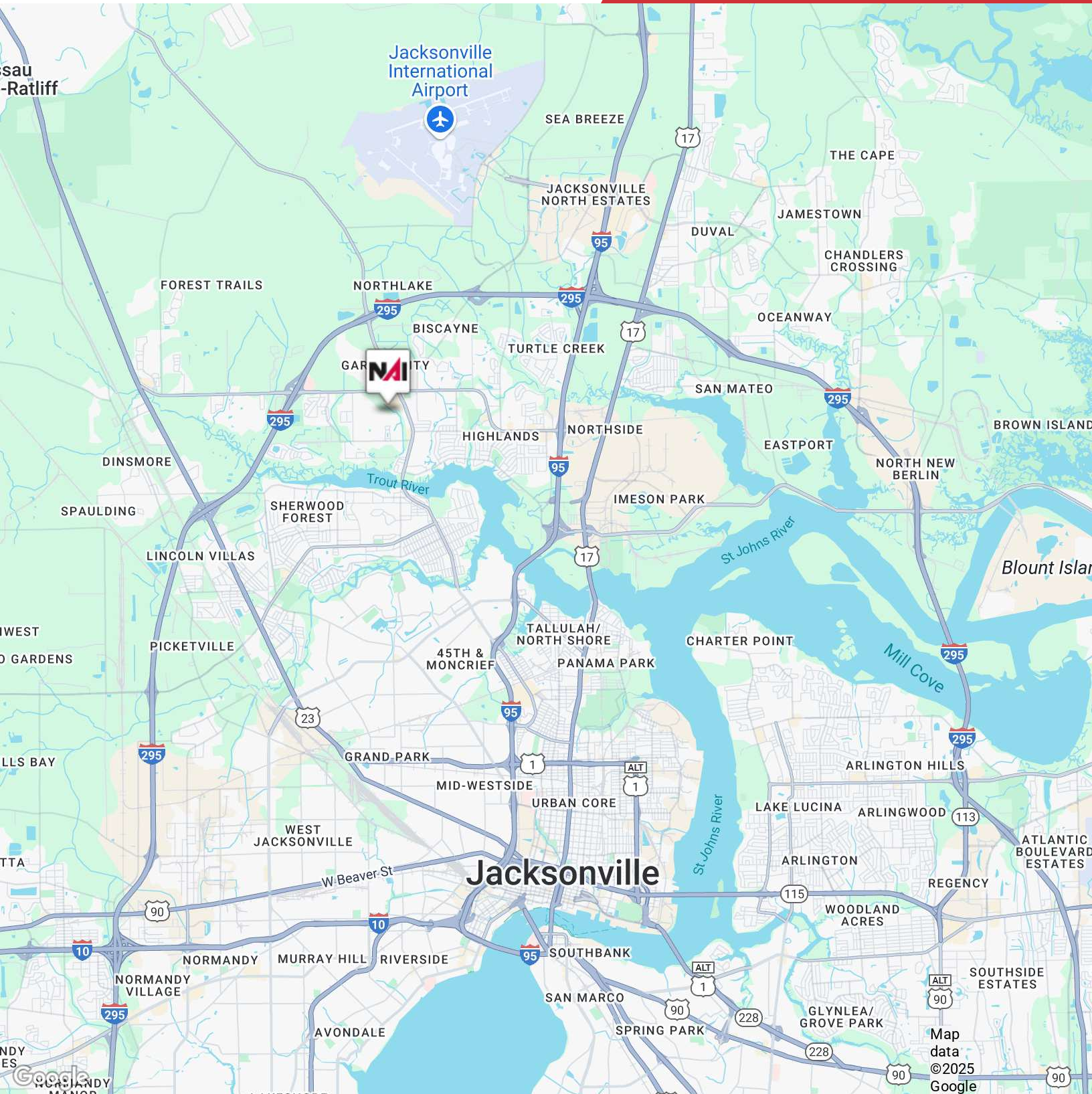
ak@naihallmark.com

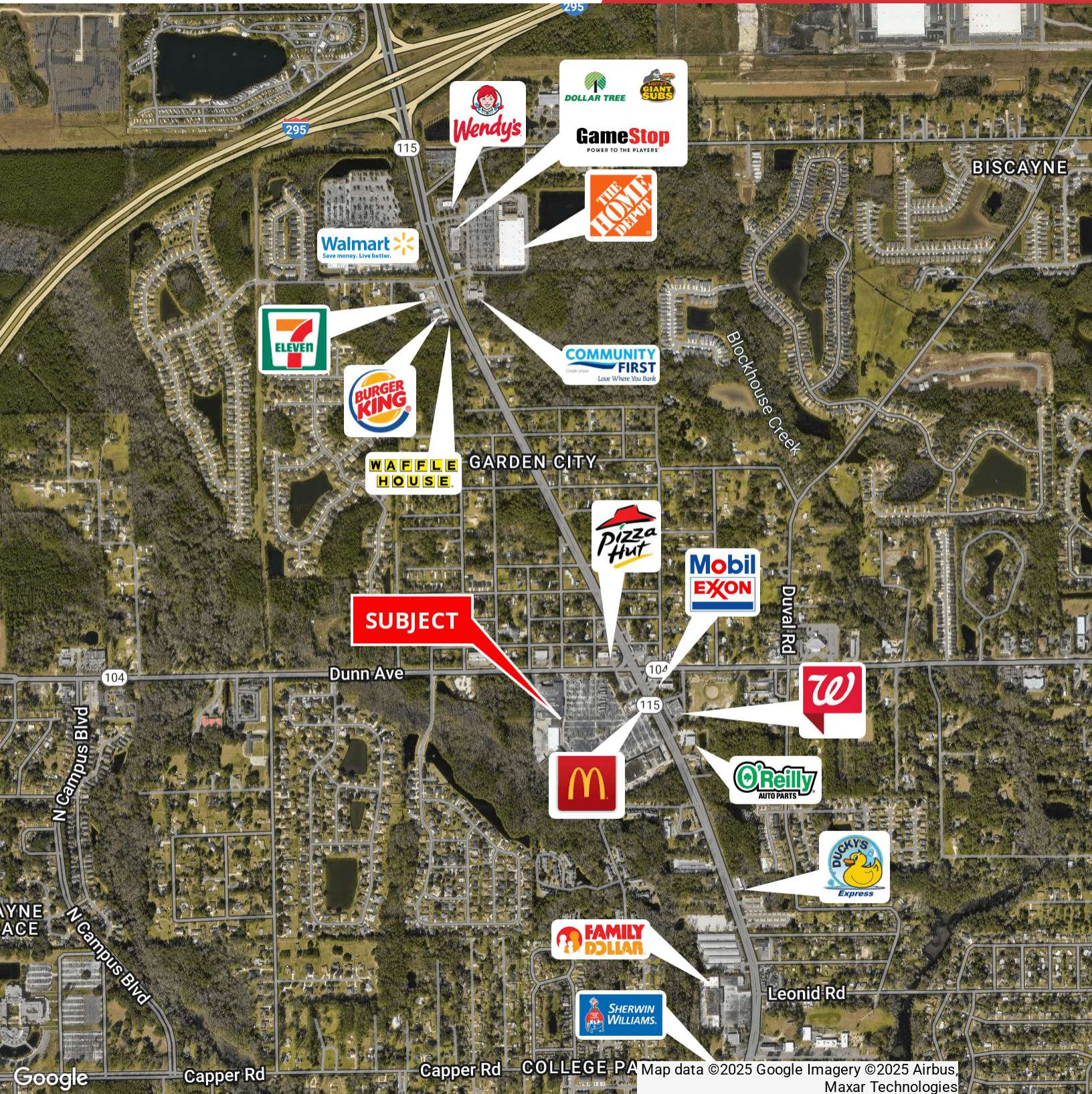


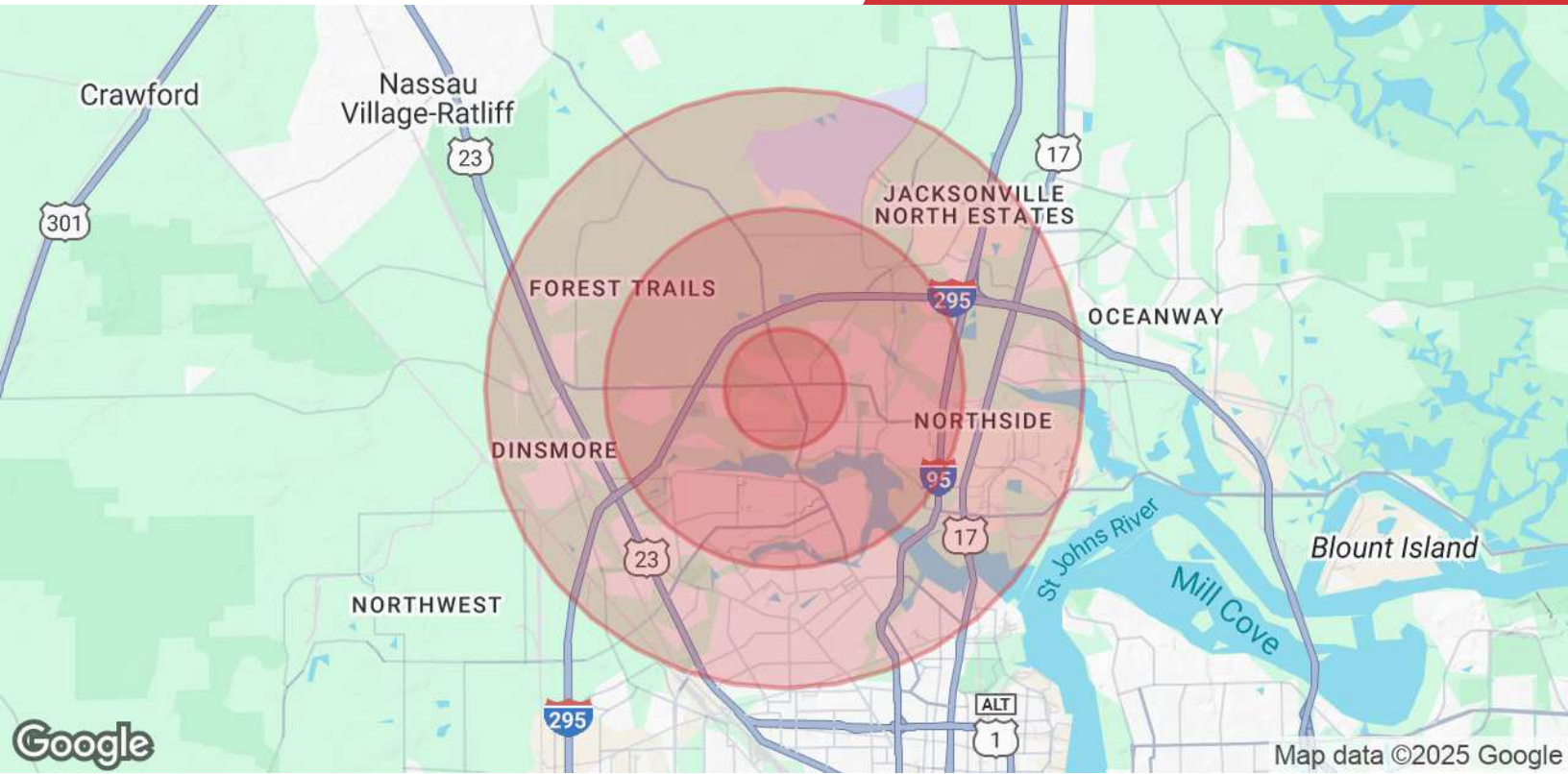
Available Spaces

Suite	Tenant	Size	Type	Rate	Description
1 B	Available	11,062 SF	NNN	\$12.00 SF/yr	Space includes two (2) dock high doors. TI and landlord deliveries will be considered for credit tenants.









Population	1 Mile	3 Miles	5 Miles
Total Population	7,966	50,034	101,269
Average Age	39	40	40
Average Age (Male)	37	38	38
Average Age (Female)	41	42	41
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,008	19,013	39,287
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$68,655	\$67,021	\$65,082
Average House Value	\$252,855	\$230,496	\$218,078

* Demographic data derived from 2020 ACS - US Census