



10569 Lem Turner Rd, Jacksonville, FL 32218

\$400,000

Lem Turner Business Center

Office / Retail



Stavros Adonis Mallios
FL FL SL3517036
904.348.0109

Listing Added: Today

Listing Updated: Today



Details

Asking Price	\$400,000	Property Type	Office, Retail
Subtype	Medical Office, Storefront, Traditional Office	Class	B
Lease Type	NNN	Tenancy	Vacant
Square Footage	2,589	Cap Rate	9.00%
Occupancy	Vacant		

Marketing Description

High-Visibility Office/Retail Space for Lease – 2,589 SF | Near I-295 & Airport

Take advantage of this prime commercial opportunity at **10569 Lem Turner Rd**, a 2,589 SF standalone building positioned on a high-traffic corridor with **15,666 AADT**. Formerly a Servpro location, the space is perfectly suited for office, retail, or service-based businesses.

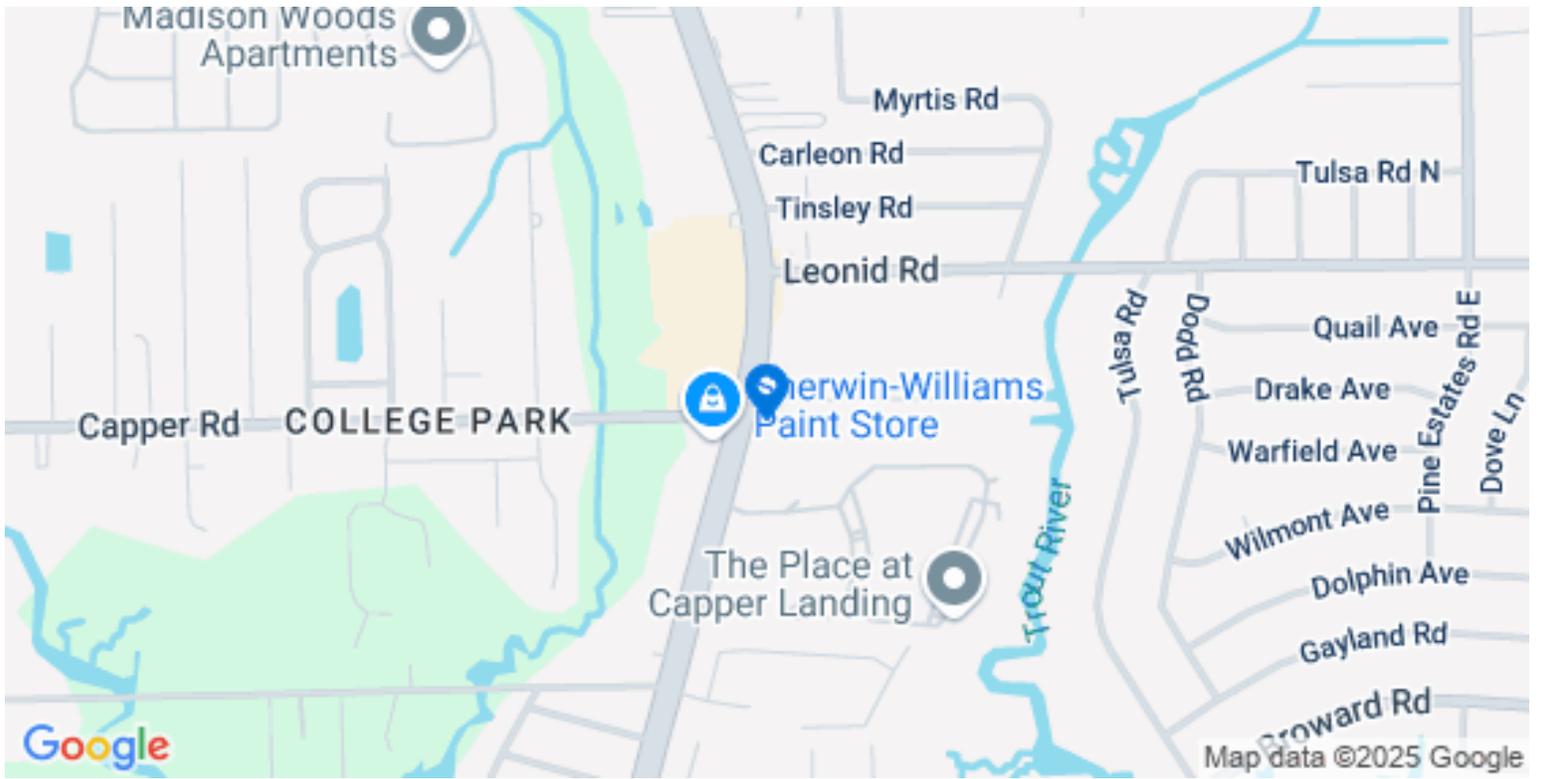
Strategically located near **I-295, Jacksonville International Airport**, and Downtown Jacksonville, this versatile property offers excellent accessibility and exposure. The interior features a **welcoming reception area, multiple private offices, a private restroom, laundry hookups, and ample storage**. A fenced concrete yard in the rear offers added functionality or secure outdoor storage.

Ideal for professional services, health & wellness, contractors, or administrative operations seeking visibility, parking, and flexibility.

Investment Highlights

1. **2,589 SF freestanding building**
2. **High traffic exposure – 15,666 AADT**
3. **Reception area + multiple private offices**
4. **Office with private restroom + laundry hookups**
5. **Ample off-street parking**
6. **Fenced rear yard with separate access**
7. **Minutes from I-295, JIA, and Downtown JAX**
8. **Zoned for commercial use**
9. **Available now – \$3800/month (NNN or negotiable)**
10. **Ideal for office, service, or light retail**

Location (1 Location)



Property Photos (21 photos)

