

SALE

3890 WEST DUNN AVENUE

Jacksonville, FL 32218



PROPERTY DESCRIPTION

Five lots spanning a total of 0.67 acres, fully prepared for the construction of 18 premium office condos at 3890 W Dunn Ave, Jacksonville. Strategically positioned between I-295 and SR 155, this prime location ensures exceptional visibility and seamless accessibility. Situated in a high-traffic area, it's an excellent opportunity for office, or medical development. Surrounded by major businesses, shopping centers, and the Baptist North Medical Campus, this property is a strong investment in a rapidly growing market. With flexible zoning and high demand, this is a rare chance to secure prime commercial real estate in one of Jacksonville's busiest corridors.

PROPERTY HIGHLIGHTS

- Zoning: Planned Unit Development (PUD)
- Office Condo Lots Ready for Development!
- Conveniently Located Between I-295 and SR 115!
- Gated Entrance!
- Ample Parking!
- Annual Average Daily Traffic of 21,500!

OFFERING SUMMARY

Sale Price:	\$799,000
Lot Size:	0.67 Acres
Number of Lots:	5
Zoning:	PUD
APN#:	020253-0300, 020253-0400, 020253-0500, 020253-0600 and 020253-0700

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	146	605	2,389
Total Population	399	1,653	6,499
Average HH Income	\$67,740	\$67,734	\$70,265

Eric Maimo
(904) 537-6443

Adam Lanteigne
(904) 584-7777



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

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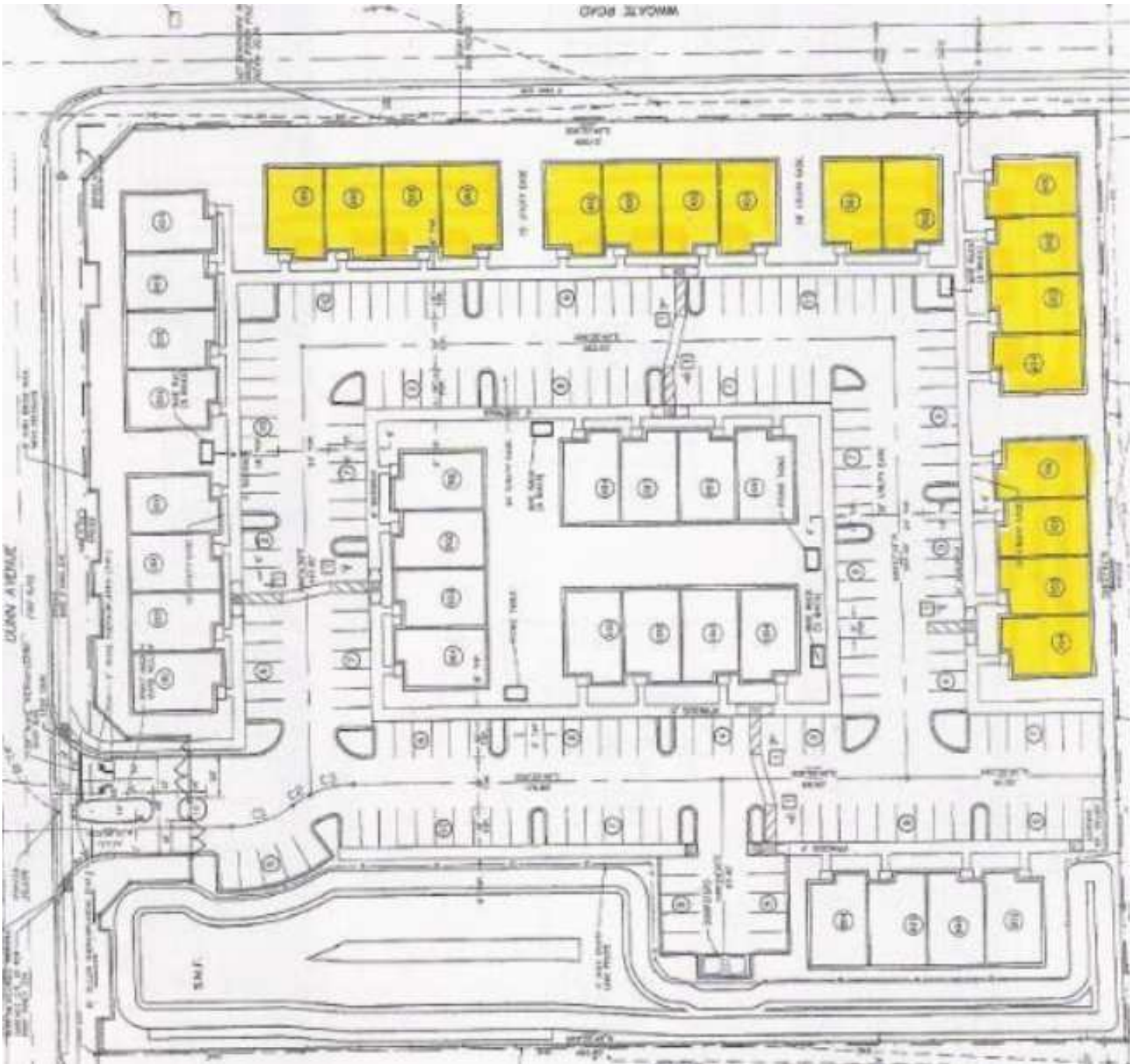


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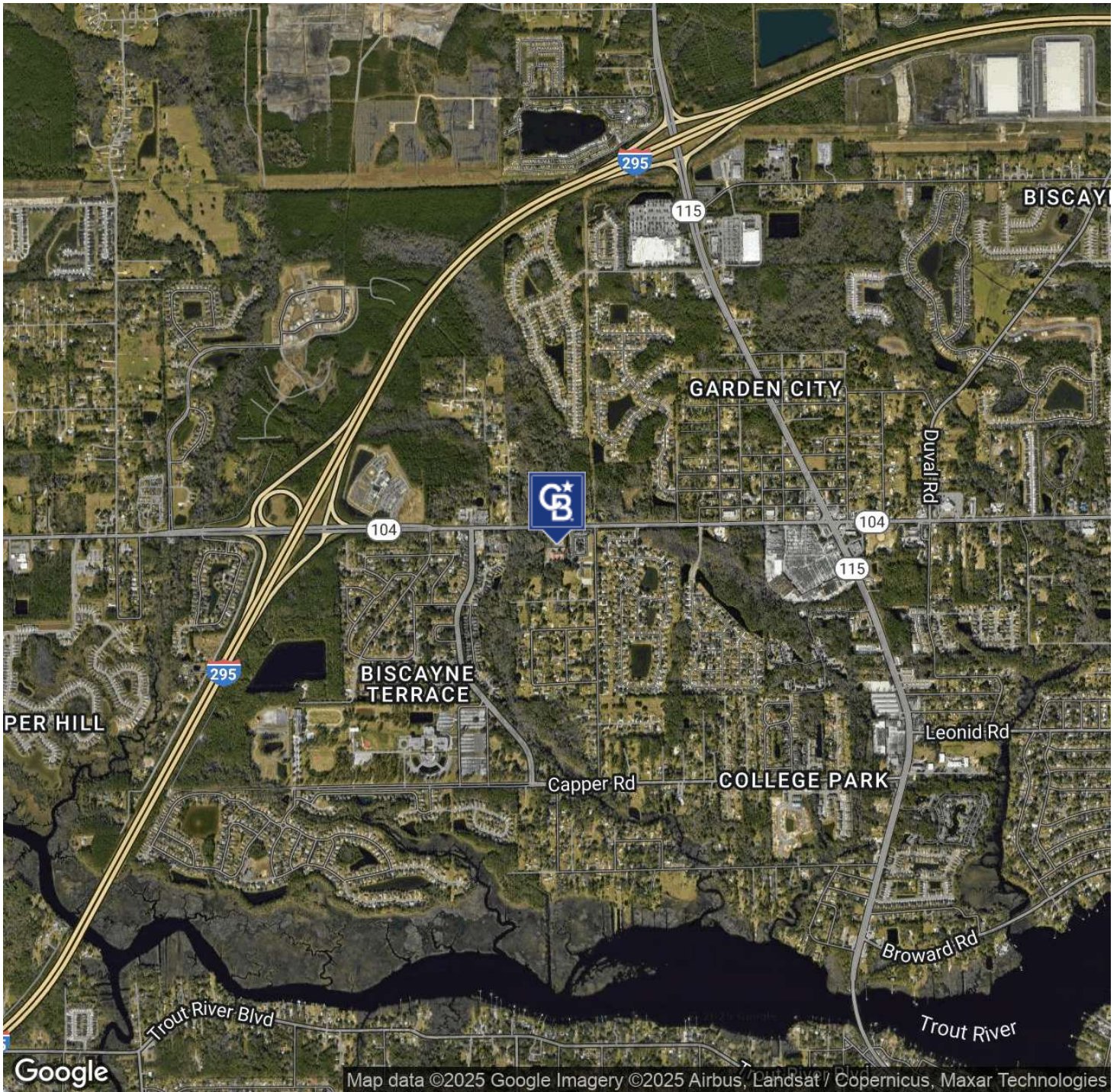


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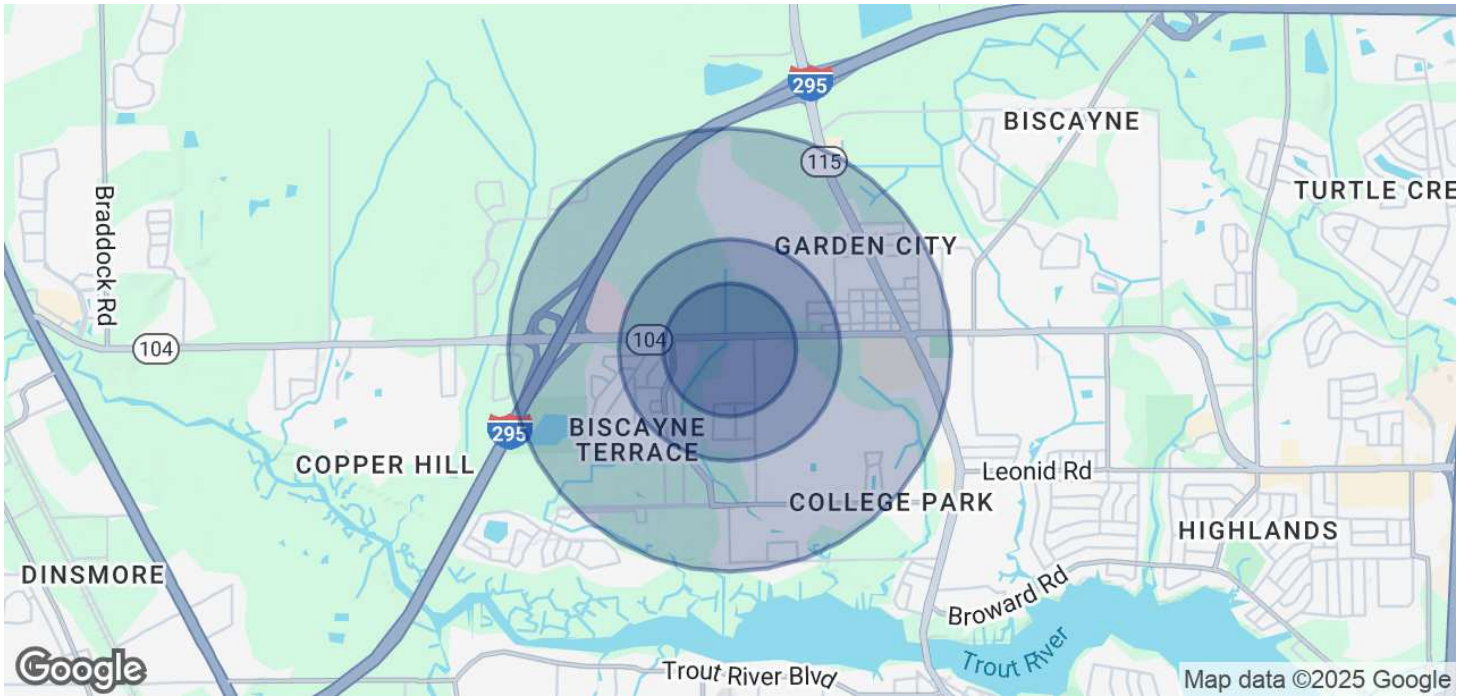


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	399	1,653	6,499
Average Age	41	41	40
Average Age (Male)	39	39	38
Average Age (Female)	43	43	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	146	605	2,389
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$67,740	\$67,734	\$70,265
Average House Value	\$226,817	\$227,672	\$240,211

Demographics data derived from AlphaMap

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