

FORMER BUDDY'S HOME FURNISHINGS

8807 Lem Tuner Rd., Jacksonville, FL 32208







PROPERTY & AREA HIGHLIGHTS

Property Features

- **Sale Price \$2,250,000**
- Freestanding showroom
- Major frontage to Lem Turner Rd.
- Monument signage in front of building
- Full access from Lem Turner Rd.
- Grade level door on building
- The subject property poses solid visibility and good exposure with strong residential growth and commercial opportunities.

Demographics:

	1 MILE	3 MILES	5 MILES
Population 	8,645	73,296	153,284
Average Household Income 	\$47,485	\$50,887	\$52,448
Daytime Employment 	2,237	17,666	65,271
Households 	3,185	28,558	59,606

Property Summary

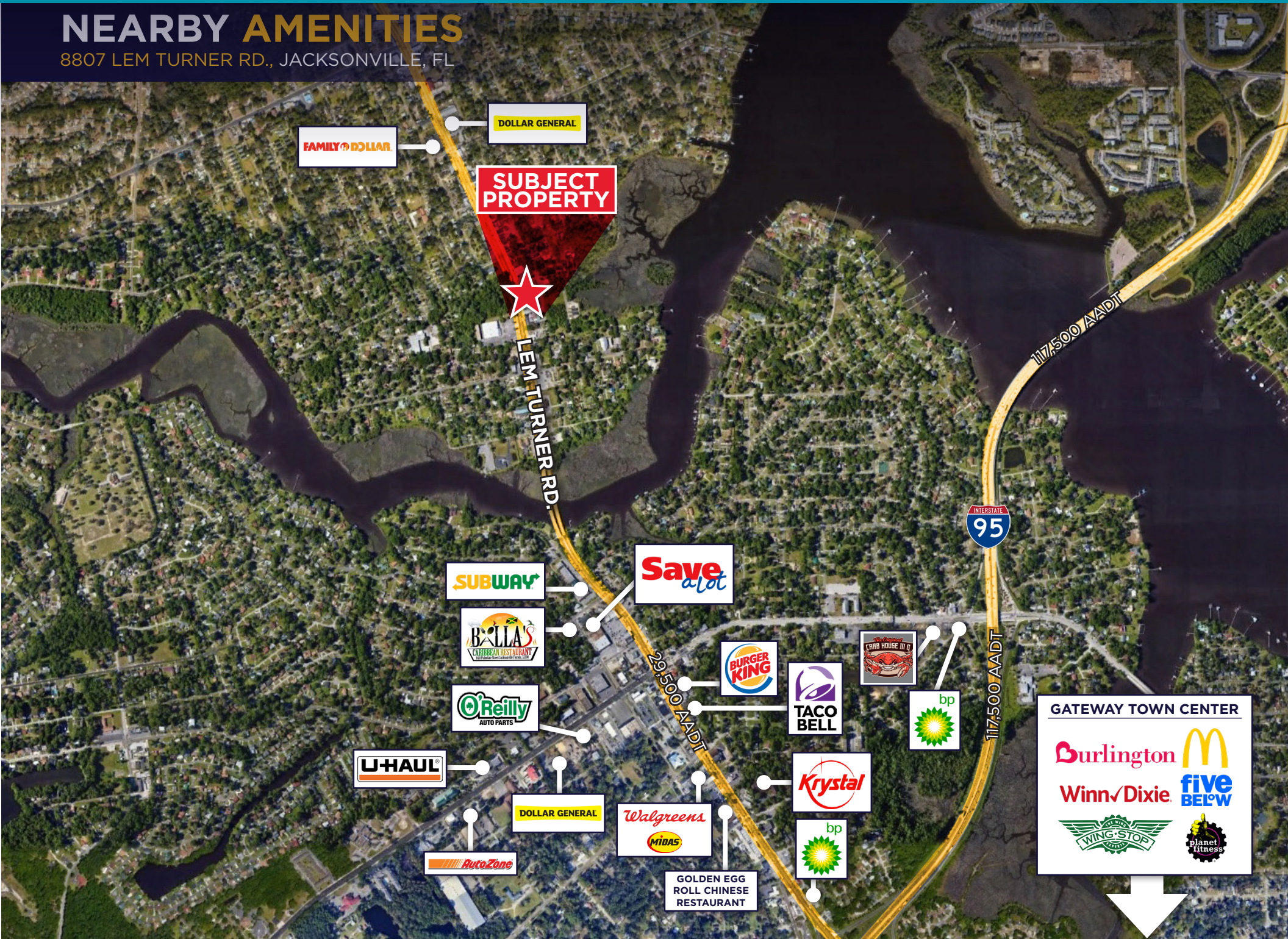
Address:	8807 Lem Turner Rd. Jacksonville, FL 32208
Building Size:	8,114 SF
Lot Size:	0.69 AC (29,972 SF)
APN:	037379-0010
Year Built:	2014
Zoning:	CCG-2

Traffic Count:

Lem Turner Rd.	±29,500 AADT
I-95	±117,500 AADT

NEARBY AMENITIES

8807 LEM TURNER RD., JACKSONVILLE, FL



DOLLAR GENERAL

FAMILY DOLLAR

SUBJECT
PROPERTY

LEM TURNER RD.

SUBWAY

Save
a lot

BALLA'S
CARIBBEAN RESTAURANT

O'Reilly
AUTO PARTS

U-HAUL

DOLLAR GENERAL

AutoZone

Walgreens
MIDAS

GOLDEN EGG
ROLL CHINESE
RESTAURANT

BURGER
KING

TACO
BELL

Krystal

CRAB HOUSE III & IV

bp

bp

INTERSTATE
95

117,500 AADT

29,500 AADT

GATEWAY TOWN CENTER

Burlington
Winn-Dixie
WING-STOP
McDonald's
five BELOW
planet fitness



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