



## OFFERING SUMMARY

**Space Available** 1,000 - 14,400 SF

**Asking Rates** \$9 -13 / SF

**Zoning** PUD

**County** Duval

**Parcel ID** 020399-0200

**Coordinates** 30.429458,-81.695152

## PROPERTY OVERVIEW

Current Capital Real Estate Group is pleased to exclusively present Family Dollar Plaza located at 10690 Lem Turner Rd, a neighborhood shopping plaza opportunely located on Jacksonville's Northeast side. This property has ample parking with over 500 surface spaces, exceptional visibility from the road, great signage, plenty of parking lot lighting, on a lighted intersection with 4 access points for ingress and egress from Lem Turner Rd and close proximity to major highways and national retailers.

## PROPERTY HIGHLIGHTS

- High-performing intersection with excellent visibility.
- Signage opportunities visible along a high-traffic street.
- Signalized Intersection
- Spaces Available for immediate occupancy

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#10710 - 01	--	\$ 13.00 SF/Yr	NNN	1,000 SF	Negotiable
#10710 - 02	--	<b>Leased</b>		1,500 SF	Negotiable
#10696 - 07	--	\$ 9.00 SF/Yr	NNN	14,400 SF	Negotiable
#10696 - 13	--	\$ 9.00 SF/Yr	NNN	12,300 SF	Negotiable
#10696 - 06	--	<b>Leased</b>		1,200 SF	Negotiable







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## RETAIL PROPERTY FOR LEASE

### Family Dollar Center

10690 LEM TURNER RD  
JACKSONVILLE, FL 32218



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,659	44,622	91,507
2010 Population	6,430	49,684	95,657
2023 Population	6,907	56,403	109,480
2028 Population	6,925	57,249	110,800
2023-2028 Growth Rate	0.05 %	0.3 %	0.24 %
2023 Daytime Population	4,861	44,710	105,616

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	479	3,334	7,477
\$15000-24999	313	2,117	4,645
\$25000-34999	264	2,261	4,690
\$35000-49999	355	3,075	5,727
\$50000-74999	505	4,656	8,250
\$75000-99999	212	2,473	4,683
\$100000-149999	350	2,424	5,001
\$150000-199999	185	783	1,266
\$200000 or greater	18	516	899
Median HH Income	\$ 46,240	\$ 50,109	\$ 45,979
Average HH Income	\$ 62,778	\$ 66,059	\$ 63,077

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,628	16,176	34,086
2010 Total Households	2,354	18,754	36,810
2023 Total Households	2,681	21,640	42,638
2028 Total Households	2,714	22,199	43,602
2023 Average Household Size	2.57	2.58	2.55
2023 Owner Occupied Housing	1,526	12,720	24,529
2028 Owner Occupied Housing	1,585	13,236	25,421
2023 Renter Occupied Housing	1,155	8,920	18,109
2028 Renter Occupied Housing	1,128	8,962	18,181
2023 Vacant Housing	209	1,664	4,272
2023 Total Housing	2,890	23,304	46,910



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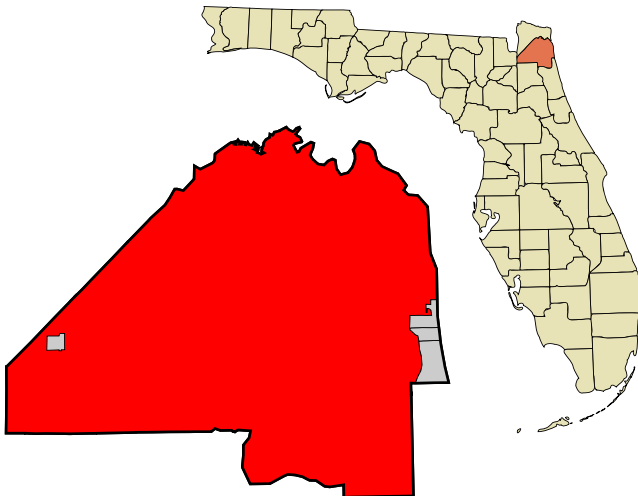
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## ABOUT JACKSONVILLE

Jacksonville is a city located on the Atlantic coast of northeastern Florida, the most populous city proper in the state and the largest city by area in the contiguous United States as of 2020. It is the seat of Duval County, with which the City of Jacksonville consolidated in 1968.



### CITY OF JACKSONVILLE

County	Duval
Incorporated	2/8/1832

### AREA

City	874.5 sq mi
Land	747.3 sq mi
Water	127.2 sq mi
Elevation	16 ft

### POPULATION

Population	949,611
Estimate (July 2022)	971,319
Rank	31
Density	1,270.73 sq mi
Urban	1,247,374